

Mark Pruhenski  
Town Manager

E-mail: [mpruhenski@townofgb.org](mailto:mpruhenski@townofgb.org)  
[www.townofgb.org](http://www.townofgb.org)



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-1619 x2900  
Fax: (413) 528-2290

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### OFFICE OF THE TOWN MANAGER

Selectboard Meeting via Zoom  
Order of Agenda for Monday, October 25, 2021, at 6:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81576658087?pwd=YXpwRWFUQIRISXRyMGdrOWlxbnB1UT09>

Webinar ID: 815 7665 8087

Passcode: 916916

Dial-in, audio-only: (929) 205 6099

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's June 16, 2021 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the Great Barrington Selectboard will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at [www.townofgb.org](http://www.townofgb.org). For this meeting, members of the public who wish to listen to the meeting may do so in the following manner: See instructions at the top of the agenda. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

\*\*\*\*\*ALL VOTES ARE ROLL CALL\*\*\*\*\*

1. CALL TO ORDER SELECTBOARD REGULAR MEETING
2. CONVENE AS SEWER COMMISSIONERS
  - a. Sewer Billing Changes
3. APPROVAL OF MINUTES
  - a. November 2, 2020
  - b. November 9, 2020
  - c. February 16, 2021
  - d. February 17, 2021
4. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
5. TOWN MANAGER'S REPORT
  - a. Housatonic Water Works
  - b. North Main Street Parking
  - c. Taconic Parking Lot
  - d. Lake Mansfield Road
  - e. Berkshire Busk

6. PUBLIC HEARINGS

- a. Special Permit application from Benjamin Wohlfert, PO Box 1347, Canaan, CT, for work in a floodplain and water quality protection overlay district at 121 Bridge Street, Great Barrington, in accordance with Sections 9.1, 9.2 and 10.4 of the Great Barrington Zoning Bylaw. Proposed work is within the 100-year flood plain of the Housatonic River, and consists of demolition of the existing single family home and construction of a new single family home.
- b. Chapter 87 Public Shade Tree Hearing

7. PREVIOUS BUSINESS

- a. Housatonic Improvement Committee Update

8. NEW BUSINESS

- a. Selectboard Liaison List

9. CITIZEN SPEAK TIME

*Citizen Speak Time is an opportunity for the Selectboard to listen to residents. Topics of particular concern or importance may be placed on a future agenda for discussion. This time is reserved for town residents only unless otherwise permitted by the chair, and speakers are limited to 3 minutes each.*

10. SELECTBOARD'S TIME

11. MEDIA TIME

12. ADJOURNMENT

NEXT SELECTBOARD MEETING

November 1, 2021

November 8, 2021

November 22, 2021



Mark Pruhenski, Town Manager

*Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.*



TOWN OF GREAT BARRINGTON  
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

TO: Mark Pruhenski, Town Manager  
FROM: Sean Van Deusen, DPW Superintendent  
DATE: September 28, 2021  
SUBJECT: Sewer Billing Changes for the Period January 1 2021 through June 30 2021

\*\*\*\*\*

The following are changes for the above referenced billing period:

1. Map 10-0-25. 18 Knob Hill, Great Barrington

Sewer Billing Units      Old - 0 units      New - 1.0 unit

2. Map 13-61. 91 Castle Hill, Great Barrington  
Brendan McGonagle

Sewer Billing Units      Old - 0 units      New - 1.0 unit

3. Map 6-0-1. 318A Park Street, Housatonic

Sewer Billing Units      Old - 0 units      New - 1.0 unit

4. Map 20-0-130B. 31 Quarry Street, Great Barrington

Sewer Billing Units      Old - 0 units      New - 1.0 unit

5. Map 15-0-5. 202 – 204 State Road, Great Barrington

Sewer Billing Units      Old- 1 units      New - 2.0 unit

6. Map 7-0-24. 249 Park Street, Great Barrington

Sewer Billing Units      Old - 0 units    New - 1.0 unit

7. Map 19-142K. 34 Bridge Street, Unit #209, Great Barrington  
Mathew Moreno

Sewer Billing Units      Old - 0 units    New - 1.0 unit

8. Map 19-142V. 34 Bridge Street, Unit #309, Great Barrington  
Clare Garfield

Sewer Billing Units      Old - 0 units    New - 1.0 unit

9. Map 19-142F. 34 Bridge Street, Unit #204, Great Barrington  
Frank & Rosemary Rudniki

Sewer Billing Units      Old - 0 units    New - 1.0 unit

10. Map 21-46. 36 Silver Street, Great Barrington

Sewer Billing Units      Old - 0 units    New - 1.0 unit

11. Map 11-0-43A. 43 Pearl Street, Great Barrington

Sewer Billing Units      Old - 0 units    New - 1.0 unit

12. Map 13-0-34A 22 Lake Avenue, Great Barrington  
Jane Glaubinger

Sewer Billing Units      Old - 0 units    New - 1.0 unit

13. Map 32.0-0068-00512. 8 Kalliste Hill, Great Barrington  
Fenig

Sewer Billing Units      Old - 0 units    New - 1.0 unit

14. Map 28-0-28. 212 North Plain Road, Great Barrington  
Culleton

Sewer Billing Units      Old - 0 units    New - 1.0 unit

STEPHEN BANNON  
CHAIR

LEIGH S. DAVIS  
EDWARD ABRAHAMAS  
GARFIELD REED  
ERIC GABRIEL



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-1619, x2  
Fax: (413) 528-2290  
www.townofgb.org

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### SELECTBOARD

#### SPECIAL PERMIT # 924-21

NAME, ADDRESS, AND PROJECT: Special Permit application from Benjamin Wohlfert, PO Box 1347, Canaan, CT, for work in a floodplain and water quality protection overlay district at 121 Bridge Street, Great Barrington, in accordance with Sections 9.1, 9.2 and 10.4 of the Great Barrington Zoning Bylaw. Proposed work is within the 100-year flood plain of the Housatonic River, and consists of demolition of the existing single family home and construction of a new single family home.

#### REVIEW MEETINGS

These Boards and Commissions will hold meetings on the following dates to consider your application and make a recommendation to the ZBA (dates or times may be subject to change):

CONSERVATION COMMISSION \* Wednesday, September 22, 2021, 6:30 PM, via Zoom

*\* Call the Conservation Agent in advance of the meeting to see if you should attend.*

PLANNING BOARD

Thursday, September 23, 2021, 6:00 PM, via Zoom

*Applicant must attend*

BOARD OF HEALTH \*\*

Thursday, October 7, 2021, 6:30 PM, via Zoom

*\*\* Call the Health Agent in advance of the meeting to see if you should attend.*

#### SPECIAL PERMIT PUBLIC HEARING

**The PUBLIC HEARING before the SELECTBOARD will be Monday, October 25, 2021, at 6:00 PM,**

via Zoom video/teleconference meeting. A Zoom link will be sent in advance of the hearing date.

*Applicant must attend.*

## **TOWN OF GREAT BARRINGTON**

### **PUBLIC HEARING**

### **NOTICE TO ABUTTERS**

The Great Barrington Selectboard will hold a public hearing on Monday, October 25, 2021 at 6:00 pm, via Zoom remote video/teleconference, to act on the Special Permit application from Benjamin Wohlfert, PO Box 1347, Canaan, CT, for work in a floodplain and water quality protection overlay district at 121 Bridge Street, Great Barrington, in accordance with Sections 9.1, 9.2 and 10.4 of the Zoning Bylaw. Proposed work is within the 100-year flood plain of the Housatonic River, and consists of demolition of the existing single family home and construction of a new single family home.

The Zoom link and meeting ID will be listed on the meeting agenda, which is posted to the calendar on the Town website at least 48 hours in advance. Interested parties may contact the Planning Department at [crembold@townofgb.org](mailto:crembold@townofgb.org) for more information.

**TOWN OF GREAT BARRINGTON  
PUBLIC HEARING** The Great Barrington Selectboard will hold a public hearing on Monday, October 25, 2021 at 6:00 pm, via Zoom remote video/teleconference, to act on the Special Permit application from Benjamin Wohlfert, PO Box 1347, Canaan, CT, for work in a floodplain and water quality protection overlay district at 121 Bridge Street, Great Barrington, in accordance with Sections 9.1, 9.2 and 10.4 of the Zoning Bylaw. Proposed work is within the 100-year flood plain of the Housatonic River, and consists of demolition of the existing single family home and construction of a new single family home. The Zoom link and meeting ID will be listed on the meeting agenda, which is posted to the calendar on the Town website at least 48 hours in advance. Interested parties may contact the Planning Department at [crembold@townofgb.org](mailto:crembold@townofgb.org) for more information. Steven Bannon, Chair AD# 60627, 60628 09/30/2021, 10/07/2021

**Town of Great  
Barrington**

**413-528-1619**

**334 Main St  
Great Barrington, MA  
01230  
(Town Hall)**

**TOWN OF GREAT BARRINGTON PUBLIC HEARING**  
The Great Barrington Selectboard will hold a public hearing on Monday, October 25, 2021 at 6:00 pm, via Zoom remote video/teleconference, to act on the Special Permit application from Benjamin Wohlfert, PO Box 1347, Canaan, CT, for work in a floodplain and water quality protection overlay district at 121 Bridge Street, Great

Barrington, in accordance with Sections 9.1, 9.2 and 10.4 of the Zoning Bylaw. Proposed work is within the 100-year flood plain of the Housatonic River, and consists of demolition of the existing single family home and construction of a new single family home. The Zoom link and meeting ID will be listed on the meeting agenda, which is posted to the calendar on the Town website at least 48 hours in advance. Interested parties may contact the Planning Department at [crembold@townofgb.org](mailto:crembold@townofgb.org) for more information. Steven Bannon, Chair AD# 60627, 60628 09/30/2021, 10/07/2021

Oct 07, 2021. Town of Great Barrington Ads from The Berkshire Eagle ShopLocal

## Featured Businesses

- » Discount Furniture and Appliances in the Berkshires
- » Socially Responsible Co-op Market in the Berkshires
- » Assistive Technology in the Berkshires
- » Senior Care Jobs in the Berkshires
- » The Berkshires largest CBD Retailer
- » Massage Therapy in the Berkshires
- » Bodywork in the Berkshires
- » Pet Boarding in the Berkshires
- » Personal and Business Banking in the Berkshires
- » Custom Kitchen Remodel in the Berkshires
- » Mortgage Loans In The Berkshires
- » Lifestyle and Design Specialist
- » Air Museum in Northern Connecticut
- » Living History Museum In The Berkshires
- » Financial Security In The Berkshires
- » Financial Security In The Berkshires



Special Permit Application  
for  
Benjamin Wohlfert

121 Bridge Street  
Great Barrington, MA 01230

September 2021



White Engineering, Inc.  
55 South Merriam Street  
Pittsfield, MA 01201  
(P) 413-443-8011  
(F) 413-443-8012  
[bwhite@whiteeng.com](mailto:bwhite@whiteeng.com)

## Table of Contents

	<u>Page</u>
Special Permit Application	1 - 4
Description of Project	5
Site Plan	6
Certified List of Abutters	7
Water Quality Protection Overlay District Narrative	8
Stormwater Narrative	9 - 10
Checklist for Stormwater Report	11 - 18
Zoning Map	19
Town Assessors Map	20
USGS Map	21
Ortho Photo	22
Architecture Plans	23-30

**TOWN OF GREAT BARRINGTON**

**Application for a Special Permit  
to the Selectboard or Planning Board**

FORM SP-2  
Long Form  
REV. 12-2020

FOR OFFICE USE ONLY

Number Assigned \_\_\_\_\_ Date Received \_\_\_\_\_  
Special Permit Granting Authority \_\_\_\_\_  
Copy to Recommending Boards \_\_\_\_\_  
Advertised \_\_\_\_\_ & \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Fee: \$150.00 Paid: \_\_\_\_\_

APPLICATION FOR SPECIAL  
PERMIT UNDER TOWN ZONING  
BYLAWS FOR TOWN OF  
GREAT BARRINGTON,  
MASSACHUSETTS

.....  
**IDENTITY OF PROPERTY:** MAP 20 LOT 17 BOOK 1338 PAGE 306

Address of property: 121 Bridge Street

Zoning District(s): B-3 with Zone II overlay district  
including any  
overlay districts

**I. GENERAL INFORMATION**

A. Type of Special Permit Requested: Demolition and reconstruction of a single-family house in the Housatonic River 100 year Flood Plain District.

Under Section(s) 9.1 and 10.4 of the GreatBarrington Zoning Bylaws.

B. Name of applicant: Benjamin Wohlfert

C. Address & telephone no. of applicant: P.O. Box 1347, North Canaan, CT 06018-1347

D. If applicant is not owner, state interest or status of applicant in land. Attach copy of any option or purchase agreement. \_\_\_\_\_

E. Name of owner exactly as it appears on most recent tax bill: Benjamin E. Wohlfert, P.O Box 1347, North Canaan, CT 06018-1347

F. Address of owner: P.O Box 1347, North Canaan, CT 06018-1347

G. Telephone number of owner: (860) 491-5395

H. Is the proposed development served by:  
Public Water System (X) Yes ( ) No  
Public Sewer System (X) Yes ( ) No

J. Is an environmental study or document required for this project under state or federal laws?  
( ) Yes ( ) No If yes, specify type of study and agency requiring it. \_\_\_\_\_

K. Attach a brief description of proposed use of property, including the existing use of the property, and how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master

Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)

- L. Attach a list of abutters, owners of land directly opposite on any public or private street or way and owners of land within 300 feet of the property line, including bordering towns. The list must be prepared and certified by the Great Barrington Board of Assessors office.
- M. Include information as applicable in Sections II, III, IV, V, VI and VII.
- N. One original and fourteen (14) exact copies of all required documentation must be submitted. One electronic version in PDF format must also be submitted.

## **II. PLAN OF PROPERTY**

- A. A site plan for the proposed development, drawn to a scale of 1"=40', each page of which shall be titled, dated, numbered and signed by the preparer. If the preparer is an engineer, architect, surveyor or other professional registered in Massachusetts, *each page shall bear his or her professional seal*. This plan shall clearly show the following:
  - 1. Owner and applicant
  - 2. Engineer or Architect
  - 3. Date
  - 4. Scale and north arrow
  - 5. Zoning district (s)
  - 6. Names of adjacent streets
  - 7. All existing lot lines and dimensions
  - 8. Lot size
  - 9. Locations and dimensions of all existing and proposed structures, including additions thereto
  - 10. Number of dwelling units existing and proposed
  - 11. Location and number of parking spaces, with each space numbered
  - 12. Location of driveways and/or access roads with directional arrows as needed
  - 13. Location of all streams, ponds, wetlands, steep slopes, and other significant topographic features of this property
  - 14. Provisions for drainage, watercourses, easements and systems
  - 15. Existing and proposed uses of structures
  - 16. Screening and/or buffer provisions, as well as all other landscaping proposed
  - 17. Site photos as needed to illustrate the existing and proposed conditions
  - 18. Locus map (locating site within the neighborhood and town)
  - 19. Proposed open space or park area(s) if any
  - 20. Such other data as the Planning Board may require
- B. Other requirements (if and as requested by the Planning Board, Conservation Commission, Selectboard, Board of Health or Building Inspector):
  - 1. General characteristics of land under a separate plan at a scale of 1"=100' showing the general characteristics of all lands within 200 feet of the site including structures, parking areas, driveways, pedestrian ways, natural features and existing land uses. Land uses shall be designated by shading the plan with colored pencil and using standard land use colors.
  - 2. Architectural drawings, prepared by a Registered Architect, at a scale sufficient to show the details of the proposed building (s) and signs but not less than 1/8"=1".
  - 3. A separate plan, prepared by a Registered Engineer or Architect, drawn to a scale of 1"=500' which shall clearly show:
    - a. the project site
    - b. location of public and private wells within 1/2 mile of any lot lines
    - c. Contour lines at 2-foot intervals

- d. Location of wells on the site or within 400 feet of lot lines
- e. Location of wetland area
- 4. Common ownership land/adjacent lots usage.
  - a. A copy of those portions of the Assessors' map(s) showing all contiguous land held in common ownership with the land affected by the special permit, or all contiguous land held in common ownership by the applicant
  - b. Land use of adjacent lots

### **III. PUBLIC WATER – WASTE DISPOSAL**

- A. Availability of public water
  - 1. Estimate demand.
  - 2. Submit documentation of available water pressure.
- B. Availability of public sewer
  - 1. Estimate daily flow of public sewer.
  - 2. Describe disposal facilities and submit evidence of all necessary state and local approvals.
  - 3. Submit evidence of all required approvals by the Massachusetts Department of Environmental Protection of any proposed wastewater treatment system requiring such approval and of any industrial waste treatment or disposal system

### **IV. ENVIRONMENTAL REPORTS**

- A. Submit copies of any environmental reports or documents prepared for the project required by State or Federal law or regulations.
- B. Submit copies of all environmental reports required by the Conservation Commission, Planning Board, Board of Health or any other local board or official.
- C. Description of open space or park(s) if any
  - 1. Letter to the Town of Great Barrington offering open land to the Town, *or*
  - 2. Document showing terms of permanent covenant of open space.
- D. Hazardous Materials
  - 1. A complete list of all materials, pesticides, fuels and toxic or hazardous materials to be used or stored on the premises. Generic names should be supplied as listed in the Massachusetts Department of Protection's Hazardous Waste Regulations (310 CMR 30.000) and, where applicable, the Industry and EPA Hazardous Waste Number should be supplied. The list should be accompanied by a description of measures proposed to protect from vandalism, corrosion, leakage and for control of spills.
  - 2. A description of possible toxic or hazardous wastes to be generated indicating storage and disposal method.

### **V. PLANNED PHASING**

Planned phasing, if project is to be constructed in more than one phase. For multi-family dwellings, cluster residential development and single family attached dwellings, the design of roadways, access roads, sidewalks, common drives, and utilities shall generally conform to the standards set forth in the Rules and Regulations Governing Subdivision of Land in the Town of Great Barrington; regardless of whether the development is a subdivision within the legal definition.

### **VI. IMPERVIOUS SURFACES**

Description of the extent of impervious surfaces, of provisions for collecting surface runoff and of provisions for on-site recharge and removal of contaminants.

**VII. GROUNDWATER**

Except for those uses applying for a special permit solely for excavating or drilling, a Groundwater Quality Certification, prepared by a Massachusetts Registered Professional Engineer, experienced in hazardous waste disposal, groundwater evaluation or hydrogeology may be required. Said Groundwater Quality Certification shall state that: "as a result of the project, the groundwater quality at the boundary of the premises, resulting from on-site waste disposal, other on-site operations, natural recharge and background water quality,

- a. will not fall below the standards established by the DEP in "Drinking Water Standards in Massachusetts", or
- b. Where existing groundwater quality is already below those standards, will not be further degraded."

Date: 9/16/2021

Benjamin Wohlfert/mec  
Owner Signature

\_\_\_\_\_  
Co-owner Signature

Benjamin Wohlfert/mec  
Applicant's Signature

**SPECIFICS:**

- 1. All site plans and specifications must be signed and dated by the preparer.
- 2. **ALL OWNERS** of property must sign the application
- 3. A copy of the special permit procedures is available upon request.
- 4. Fee for application is \$300.00 to cover the cost of the public hearing notices and notification to parties in interest.
- 5. Once all the necessary papers, maps, etc. as indicated above are correlated into fourteen sets, **call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application.** The application will be reviewed for completeness and a date for a public hearing before the Granting Authority will be scheduled. Meetings before the recommending Boards such as the Planning Board, Conservation Commission and Board of Health will also be arranged at this time.

**PLEASE READ AND SIGN BELOW**

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO EACH APPLICANT WHO SHALL SUBMIT WITH HIS APPLICATION A SIGNED STATEMENT THAT HE HAS READ THIS REGULATION AND AGREES TO BE BOUND BY IT.

I have read the above regulation and agree to be bound by it.

Applicant's Signature Benjamin Wohlfert/mec

Date 9/16/2021

## **Description of Project**

### **Subject Property**

The subject property is located at 121 Bridge Street, Great Barrington, MA. The proposed work is to demolish and reconstruct a single-family house. The property falls within the Flood Plain Overlay District (FPOD).

### **How is this project in harmony with the Great Barrington Master Plan?**

This project is in harmony with the Great Barrington Master Plan because it will allow us to be consistent with the Core Initiative of the Master Plan by protecting the special places and features (Great Barrington's compact village centers, historic treasures, natural resources, farms, and open space) that contribute to Great Barrington's distinctive character. In addition, we will be reusing an existing developed lot.

### **Proposed Use**

The intent of this project is to place the new house in greater compliance with the Town of Great Barrington Zoning setback and allow for a handicap accessible ramp to the house.

The house will be constructed on a frost wall type foundation with flood vents. The deck and handicap will be constructed on piers. Any roof runoff will sheet flow from the roof to the stone trenches at the drip line.

The existing is located 102 feet from the existing intermittent stream. The proposed house will be approximately 2995 square feet and located no greater than 70 feet from the existing stream. The ramp and proposed will add another 1742 square to the proposed work.

A portion of the work area will take place in the Buffer Zone. Erosion control silt fence is proposed between the limit of work and 50 feet from the stream. Work will also occur in the Bordering Land Subject to Flooding. Based on incremental elevations.

Bruce Firger, Assessor  
John Katz, Assessor  
Ross Vivori, Principal Assessor  
E-mail: rvivori@townofgb.org

Carol Strommer  
Administrative Assessor  
E-mail: cstrommer@townofgb.org



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-1619 x 3  
Fax: (413) 528-1026


### TOWN OF GREAT BARRINGTON MASSACHUSETTS BOARD OF ASSESSORS

May 10, 2021

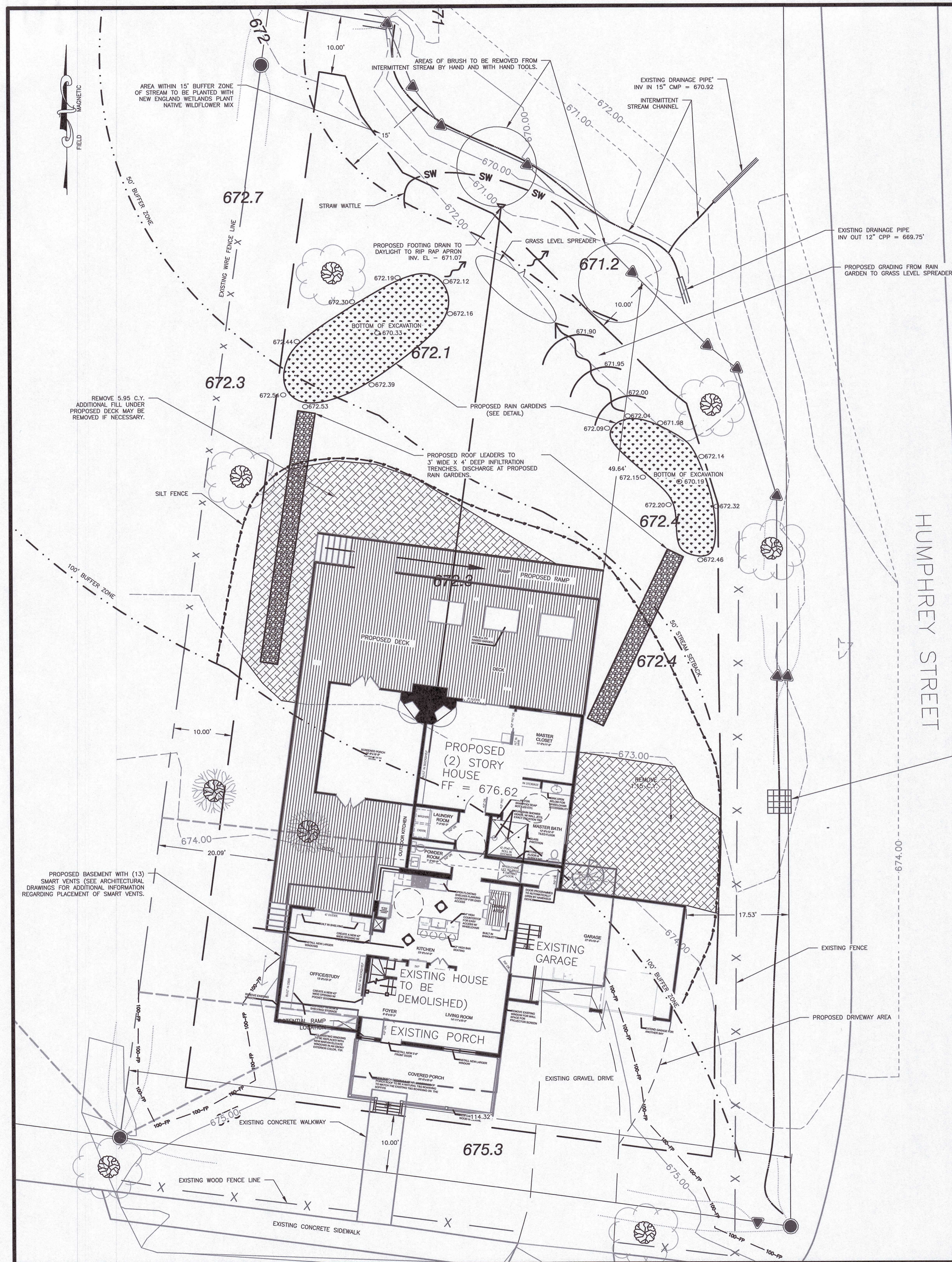
ABUTTERS TO PROPERTY OF: BENJAMIN E. WOHLFERT, 121 BRIDGE STREET  
Map 20 Lot 17, Book 2423 Page 303

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
20	13	Bridge-Building LLC, 113 Bridge St., Gt. Barrington, MA 01230-1338
20	14	Evelyn Faye West, 115 1/2 Bridge St., Gt. Barrington, MA 01230-1338
20	15	Kent Daniel Milligan & Lisa Ann Lindel, 115 Bridge St., Gt. Barrington, MA 01230-1338
20	12,8A	Thomas A. Cavanaugh, Trustee, 1 Pine St., Gt. Barrington, MA 01230-1415
20	12A	Kenneth R. Schumacher, 160 Castle St., Gt. Barrington, MA 01230-1541
20	8,9	Green Houses Condominium, 30 Rowe Rd., Gt. Barrington, MA 01230-8902
20	10,11	Alton E. Stalker, 39 Humphrey St., Gt. Barrington, MA 01230-1427
20	28	Godman LLC, 327 State Rd., Gt. Barrington, MA 01230-1496
20	26	Edward P. & Linda M. Pruhenski, 12 Humphrey St., Gt. Barrington, MA 01230-1428
20	24	Werner Georg Kunz-Cho, PO Box 273, Gt. Barrington, MA 01230-0273
20	19	Kenneth N. Arce, 18 Humphrey St., Gt. Barrington, MA 01230-1428
20	18,57	Helmuth & Ruth Ruthel, 22 Humphrey St., Gt. Barrington, MA 01230-1428
20	20	James H. Jennison, 40 Humphrey St., Gt. Barrington, MA 01230-1428
20	22	Dorothy J. Capasse, PO Box 1263, Sheffield, MA 0157-1263
20	23	Justin J. & Krista J. Haley & Sandra Haley, 232 East St., Gt. Barrington, MA 01230-1436
20	25	Michael R. & Stacy L. Bertelli, 238 East St., Gt. Barrington, MA 01230-1436
20	27	Timothy David Siok & Mariana D. Vivas Siok, 23 Park Ct. #87, Verona, NJ 07044-2453
20	31	Mimi Perry, 143 Bridge St., Gt. Barrington, MA 01230-1339
20	30	H & H Capital Enterprises LLC, PO Box 863, Gt. Barrington, MA 01230-0863
20	29	Laura A. Spucches, 128 Gt. Barrington, Rd., West Stockbridge, MA 01266-9209
20	56	Charles G. & Janet Bouteiller, 427 Monterey R., Gt. Barrington, MA 01230-1456
20	60	Michael F. Leonard, 11 Bentley Rd., Gt. Barrington, MA 01230-1474
20 61A,61B,61C,61D		100 Bridge CDCSB Inc., PO Box 733, Gt. Barrington, MA 01230-0733
19	139	79 Bridge Street Realty LLC, 247 Stockbridge St., Gt. Barrington, MA 01230-1297

The above list of abutters to the subject property is correct according to the latest records of this office.

Sincerely,  
  
Ross Vivori  
Principal Assessor





- LEGEND**
- 98 --- EXISTING CONTOURS
  - APPROXIMATE PROPERTY LINE
  - EXISTING GRAVEL
  - EDGE OF PAVED ROAD
  - EXISTING STRUCTURES
  - SETBACKS
  - BUFFER ZONE
  - 100-FP --- 100 YEAR FLOODPLAIN
  - X --- EXISTING FENCE
  - EXISTING SILT FENCE
  - STRAW WATTLE
  - PROPOSED GRAVEL
  - ⊙ DECIDUOUS TREE
  - ⊠ FLOOD VENT OPENING
  - ⊞ COMPENSATORY STORAGE AREA
  - FLOW DIRECTION ARROW



KEY MAP LOCUS MAP

- CONSTRUCTION NOTES:**
1. EROSION CONTROL SILTFENCE TO BE INSTALLED AND MAINTAINED BY CONTRACTOR PRIOR TO THE START OF WORK. UNTIL SITE HAS STABILIZED AND VEGETATION HAS BECOME ESTABLISHED.
  2. EROSION CONTROL SILTFENCE TO REMAIN IN PLACE UNTIL SITE HAS STABILIZED AND VEGETATION HAS BECOME ESTABLISHED.
  3. ALL DISTURBED AREAS ARE TO BE REGRADED, SEEDED AND MULCHED AT THE COMPLETION OF WORK IN THAT AREA.
  4. ALL MATERIALS AND EQUIPMENT ARE TO BE STORED WITHIN THE LIMITS OF THE SILTFENCE.
  5. SILTFENCE TO SERVE AS THE LIMIT OF WORK AREA.
  6. NO EQUIPMENT IS TO BE FUELED OR FUEL STORED WITHIN 100'-FT. OF RESOURCE AREA WITHOUT PRIOR CONSENT FROM CONSERVATION COMMISSION.
  7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MASSACHUSETTS WETLANDS PROTECTION ACT AND ALL APPLICABLE STATE AND LOCAL BY-LAWS.
  8. ALL MATERIALS TO BE STOCKPILED ON SITE OVERNIGHT SHALL BE TARPED OR COVERED BY OTHER APPROVED METHOD.

**GENERAL NOTES:**

CONTOUR INTERVAL IS 1' REFERENCED TO A LOCAL ARBITRARY DATUM.

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS. LOW VOLUME PLUMBING FIXTURES ARE TO BE USED. NO GARBAGE DISPOSALS ARE ALLOWED. NO BACKWASH OF WATER PURIFICATION OR FILTRATION DEVICES SHALL BE DISCHARGED INTO THE PROPOSED SYSTEM.

ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.

CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

PROPERTY AND TOPOGRAPHIC INFORMATION RECEIVED FROM PLAN 2048 OF ACCORD ENGINEERING AND SURVEYING LLC., LOCATED AT 631 MAIN STREET, GREAT BARRINGTON, MA.

APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

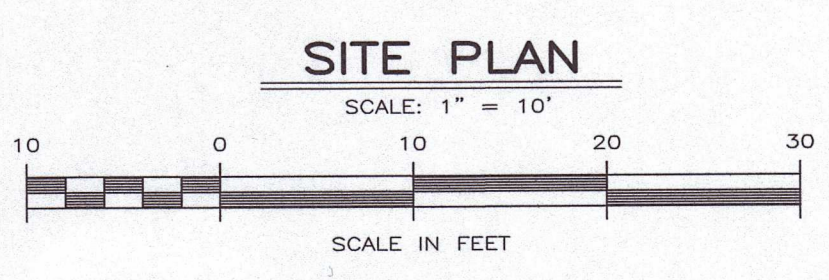
THE 100 YEAR FLOOD ELEVATION IS 674.82' ACCORDING TO FEMA FLOOD MAP 2500240012B

**TABLE OF DIMENSIONAL REQUIREMENTS**

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	5000	17598.93	17598.93
WIDTH (FEET)	50	114.32	114.32
MINIMUM FRONT YARD (FEET)	10	15.67	10
MINIMUM SIDE YARD (FEET)	10	13.03	17.53
MINIMUM REAR YARD (FEET)	10	93.57	49.64
MAXIMUM LOT COVERAGE BY BUILDINGS (%)	75	9.21	26
STORIES	4	2	2
HEIGHT (FEET)	40	< 40	22.66

**COMPENSATORY STORAGE VOLUMES**

ELEVATION RANGE	CUT (C.Y.)	FILL (C.Y.)	DIFFERENCE (C.Y.)
672-673	0.00	5.95	-5.95
673-674	3.71	4.86	-1.15
674-674.82	29.63	6.10	23.53
<b>NET TOTALS:</b>			
ELEVATION RANGE	NET CUT/FILL (C.Y.)	COMPENSATORY STORAGE REQ. (C.Y.)	
672-673	5.95 FILL	PROVIDE MINIMUM 5.95 CUT	
673-674	1.15 FILL	PROVIDE MINIMUM 1.15 CUT	
674-674.82	23.53 CUT	NONE REQUIRED	



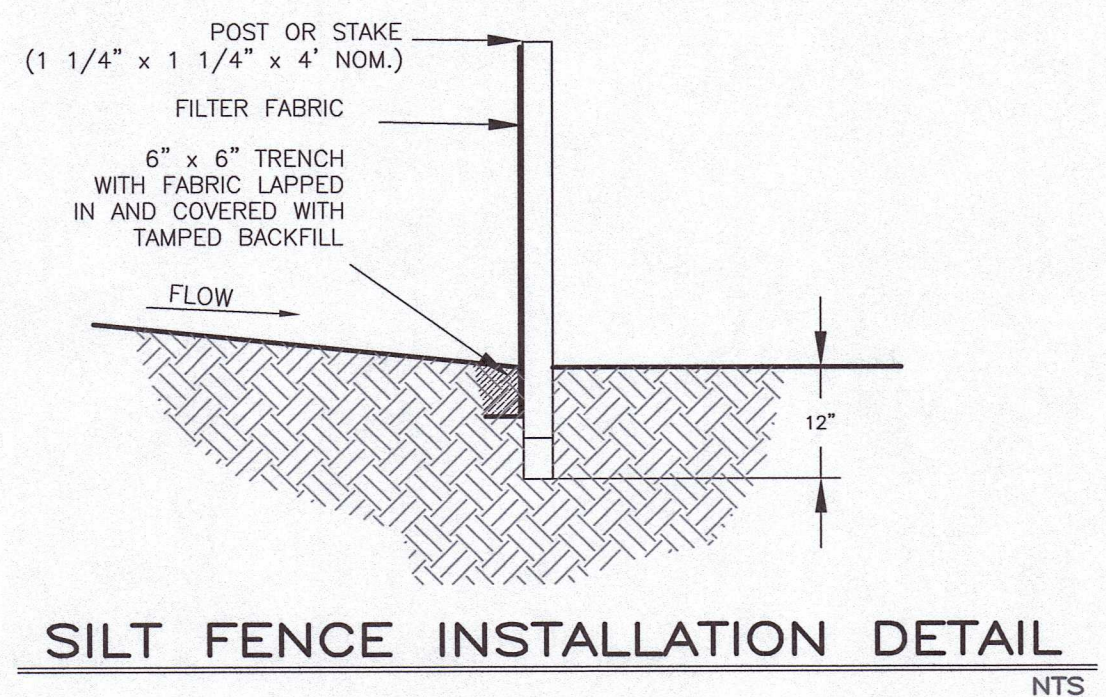
**PROPOSED SITE REDEVELOPMENT**  
for  
**BENJAMIN WOHLFERT**

121 BRIDGE ST TAX MAP #020 LOT #17 GREAT BARRINGTON, MA

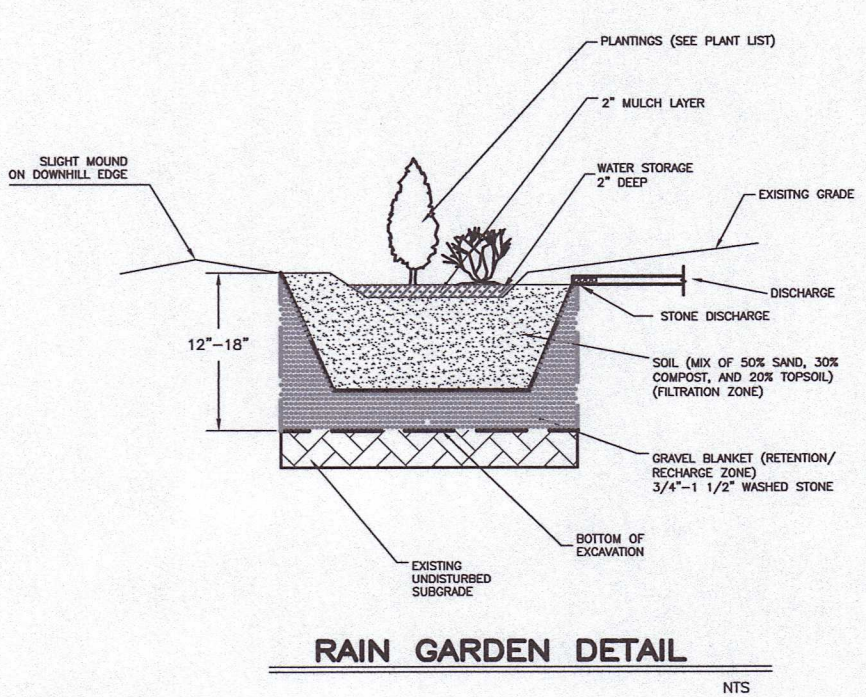
NO.	DESCRIPTION	BY	DATE
2	ADDED 15' BUFFER ZONE, SPOT GRADING ALONG RAIN GARDEN & A GRASS LEVEL SPREADER	RMJ	06/24/2021
1	ADDED RAIN GARDENS, STONE INFILTRATION TRENCHES AND IDENTIFIED MATERIALS TO BE REMOVED	CJM	05/26/2021

**WHITE ENGINEERING INC.**  
CIVIL & ENVIRONMENTAL  
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012  
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

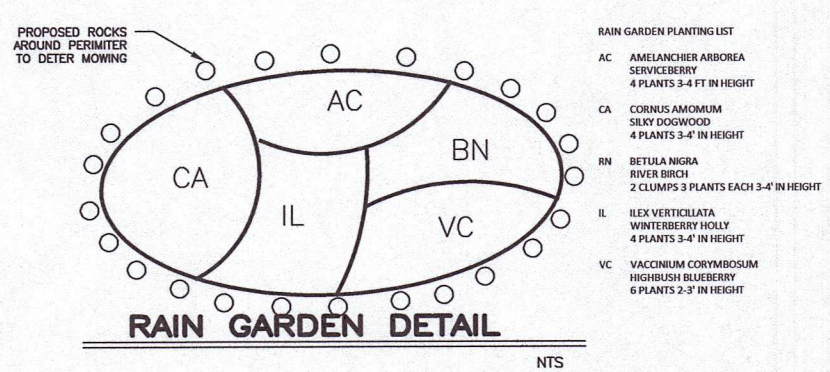
DATE: JULY 6, 2021  
BY: BMW  
CHKD: BMW  
APP'D: BMW  
SCALE: AS NOTED  
DRAWING NO: **21-02-10B**  
SHEET 1 OF 2



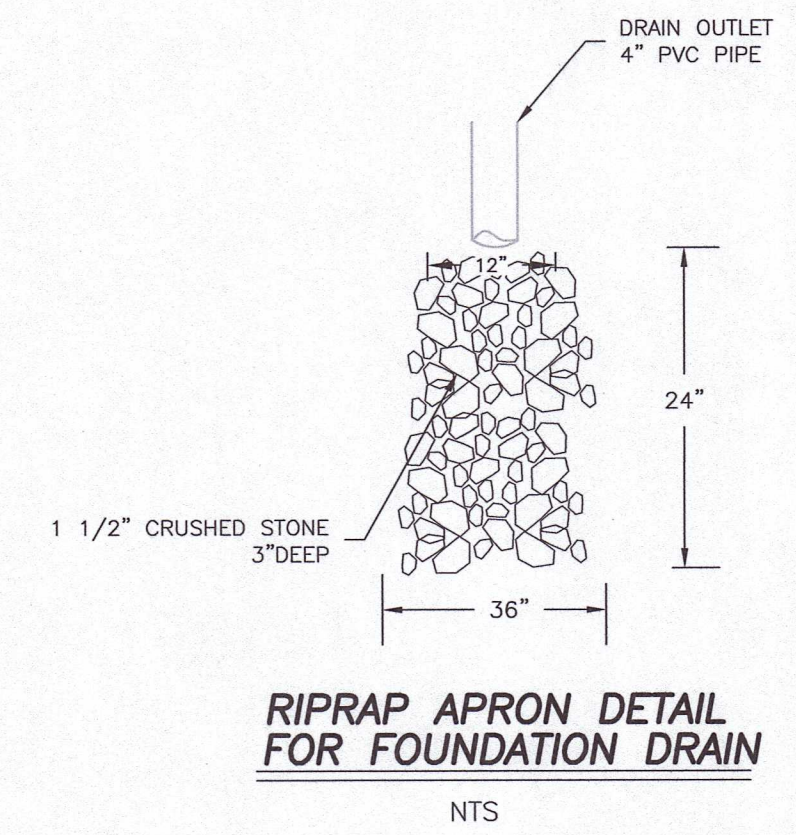
**SILT FENCE INSTALLATION DETAIL**  
NTS



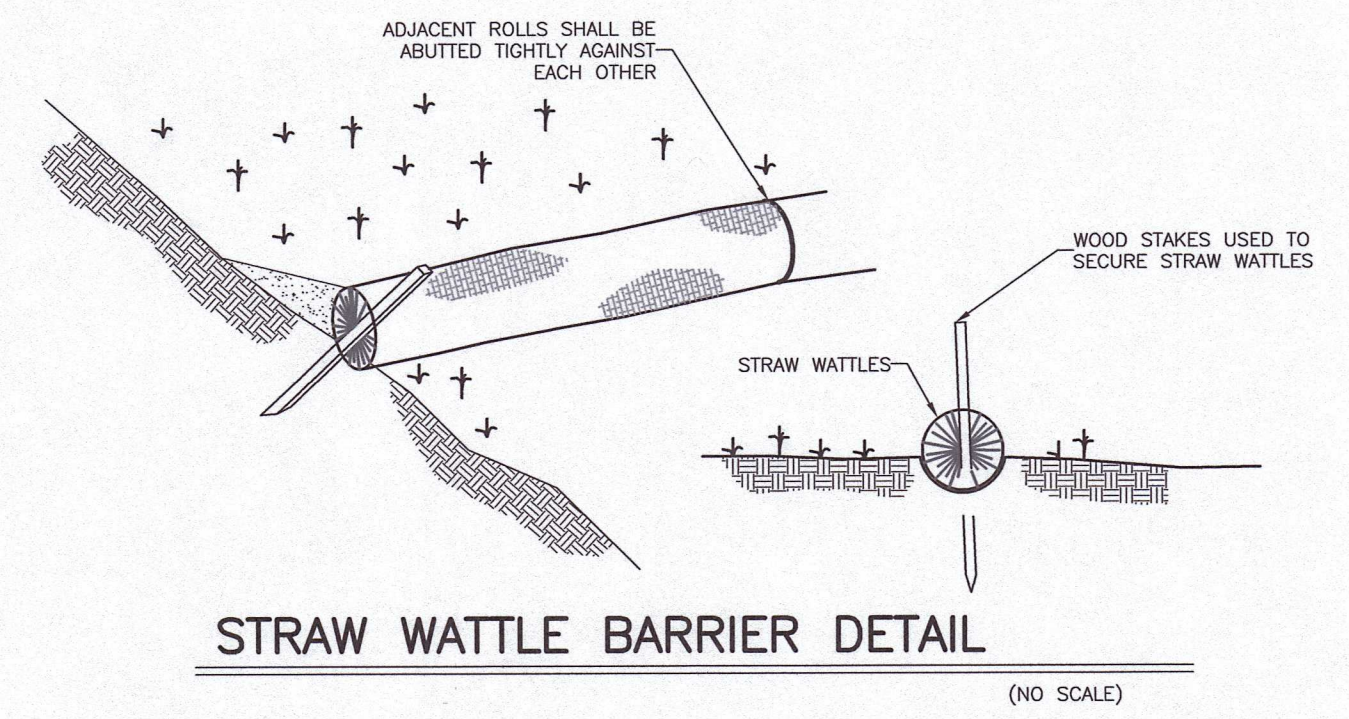
**RAIN GARDEN DETAIL**  
NTS



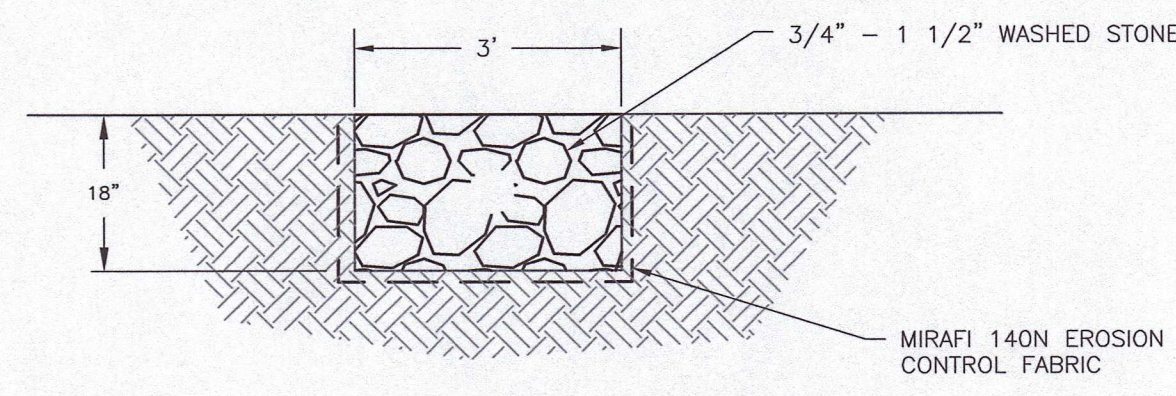
**RAIN GARDEN DETAIL**  
NTS



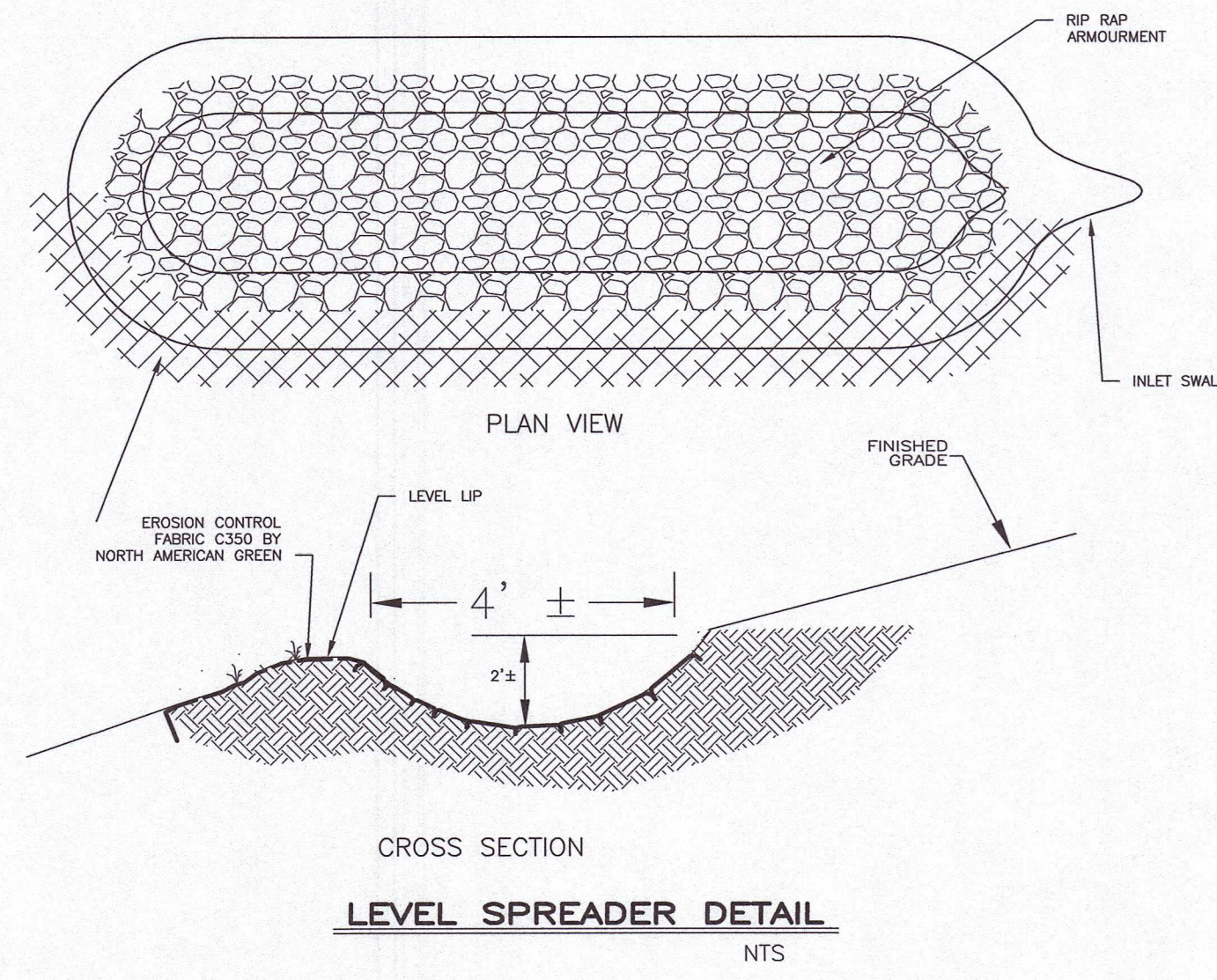
**RIPRAP APRON DETAIL FOR FOUNDATION DRAIN**  
NTS



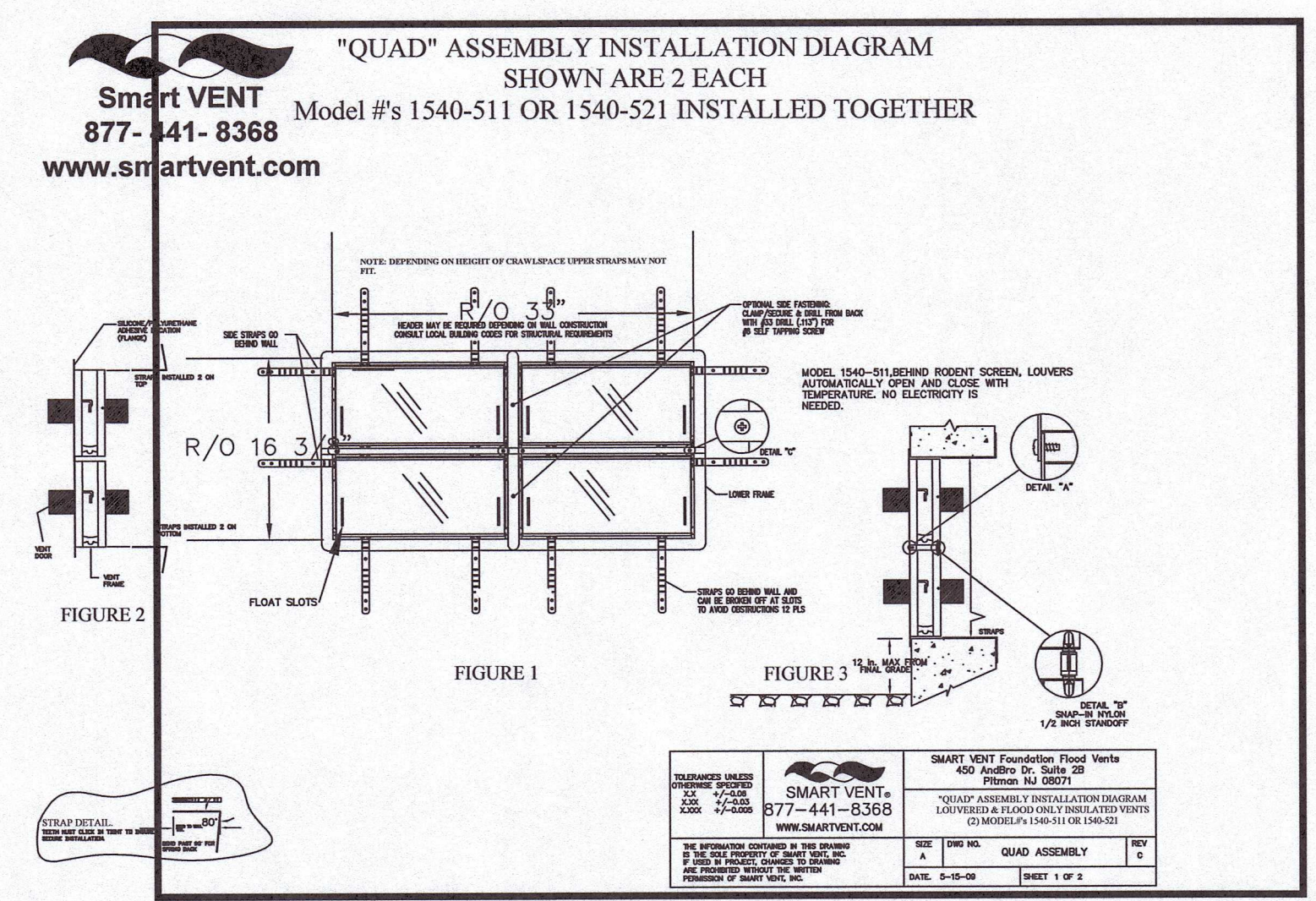
**STRAW WATTLE BARRIER DETAIL**  
(NO SCALE)



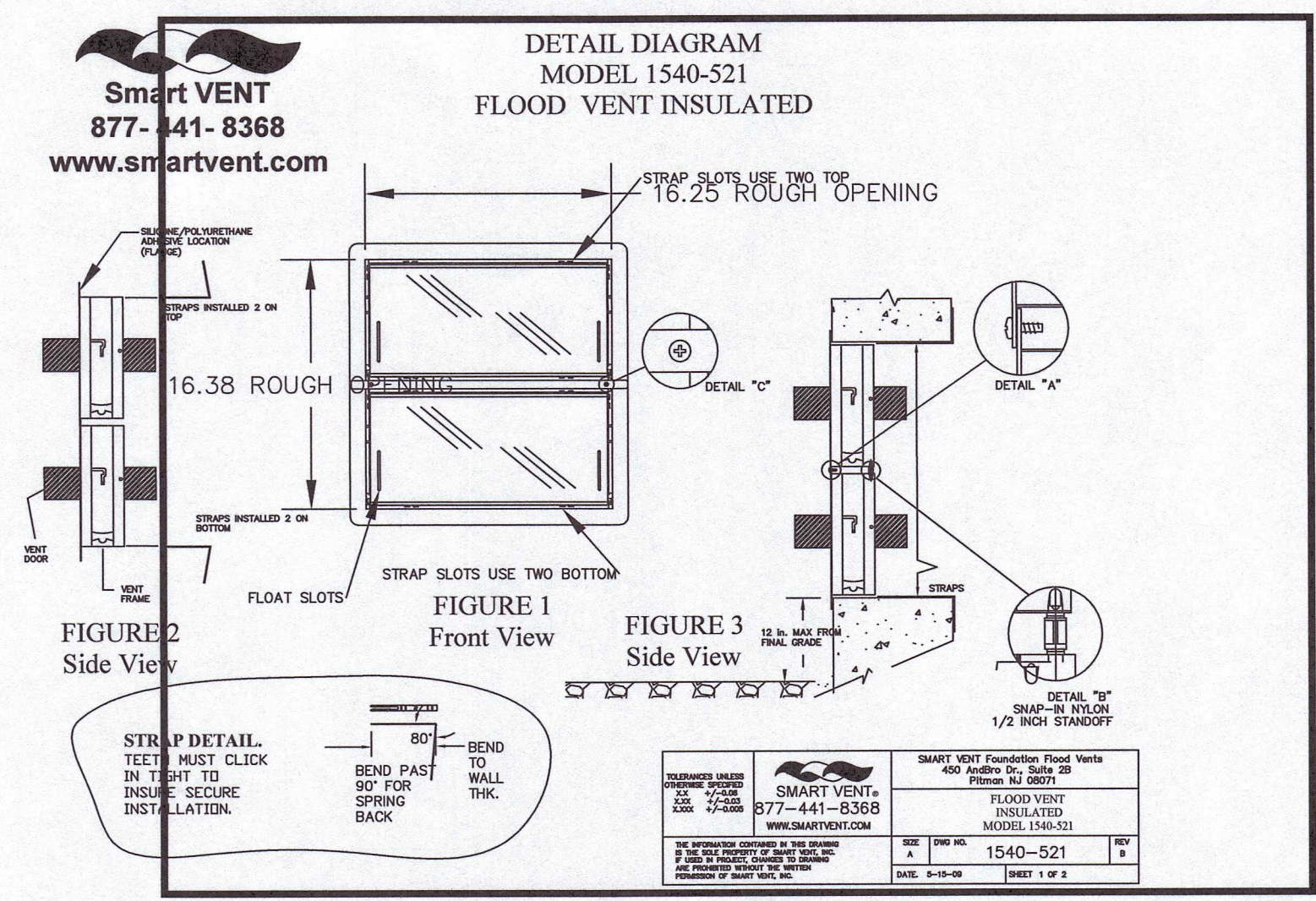
**INFILTRATION TRENCH DETAIL**  
N.T.S.



**LEVEL SPREADER DETAIL**  
NTS

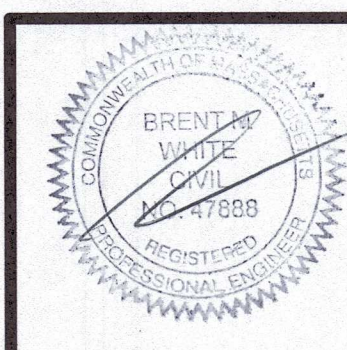


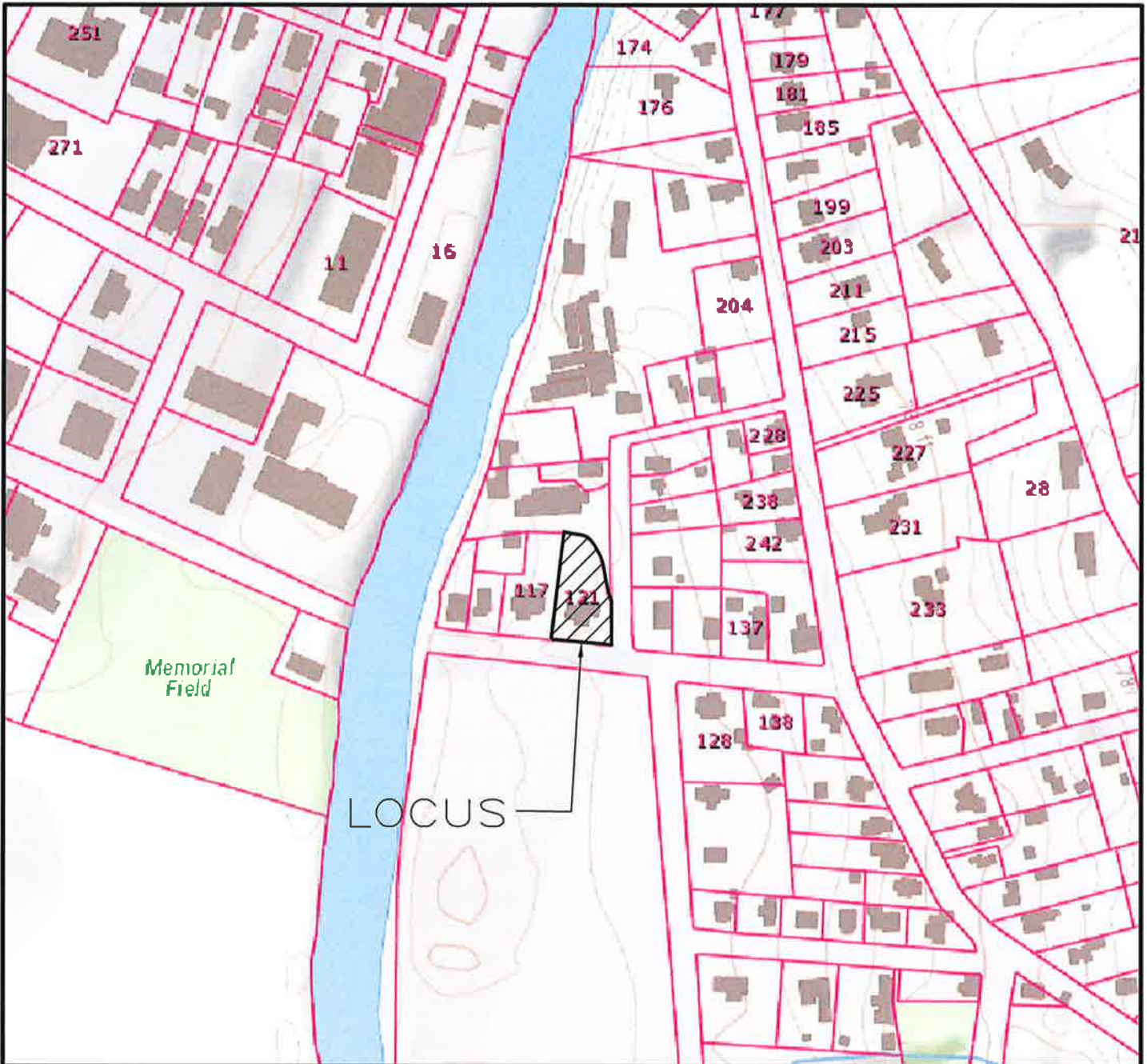
**\"/>**



**DETAIL DIAGRAM MODEL 1540-521 FLOOD VENT INSULATED**

TITLE			
<b>DETAIL SHEET</b> for <b>BENJAMIN WOHLFERT</b>			
121 BRIDGE ST	TAX MAP #020 LOT #17	GREAT BARRINGTON, MA	
2	ADDED 15' BUFFER ZONE, SPOT GRADING ALONG RAIN GARDEN & A GRASS LEVEL SPREADER	RMJ	06/24/2021
1	ADDED RAIN GARDENS, STONE INFILTRATION TRENCHES AND IDENTIFIED MATERIALS TO BE REMOVED	CJM	05/26/2021
NO:	REVISION:	BY:	DATE:
<b>WHITE ENGINEERING INC.</b> CIVIL & ENVIRONMENTAL 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201 PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT			
DATE: JUNE 24, 2021	DRN: CED/CJM	APP'D: BMW	DWG NO: <b>21-02-10B</b>
DRN: BMW	CHKD: BMW	SCALE: AS NOTED	SHEET 2 OF 2





TOWN ASSESSORS MAP  
FOR  
BENJAMIN E. WOHLFERT

121 BRIDGE STREET

GREAT BARRINGTON, MA



**WHITE ENGINEERING INC.**  
CIVIL & ENVIRONMENTAL

55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE (413) 443-8011

E-MAIL: SBOOMSMA@WHITEENG.COM

FAX (413) 443-8012

DATE: **MARCH 23, 2021**

DRN: RMJ

APVD: SDB/BMW

DWG NO:

DSGN: SDB

CKD: SDB/BMW

SCALE: N.T.S

**21-02-10**



USGS MAP  
FOR  
BENJAMIN E. WOHLFERT

121 BRIDGE STREET

GREAT BARRINGTON, MA



**WHITE ENGINEERING INC.**

**CIVIL & ENVIRONMENTAL**

55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE (413) 443-8011

E-MAIL: SBOOMSMA@WHITEENG.COM

FAX (413) 443-8012

DATE: <b>MARCH 23, 2021</b>	DRN: RMJ	APVD: SDB/BMW	DWG NO:
DS'GN: SDB	CKD: SDB/BMW	SCALE: N.T.S	<b>21-02-10</b>



ORTHO PHOTO  
FOR  
BENJAMIN E. WOHLFERT

121 BRIDGE STREET

GREAT BARRINGTON, MA



**WHITE ENGINEERING INC.**  
CIVIL & ENVIRONMENTAL

55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE (413) 443-8011

E-MAIL: SBOOMSMA@WHITEENG.COM

FAX (413) 443-8012

DATE: **MARCH 23, 2021**

DRN: RMJ

APVD: SDB/BMW

DWG NO:

DSGN: SDB

CKD: SDB/BMW

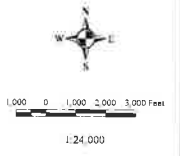
SCALE: N.T.S

**21-02-10**

# Town of Great Barrington ZONING MAP

Prepared by the Berkshire Regional Planning Commission  
Date of Origin: 1974  
Was Changed Through May 6, 2019

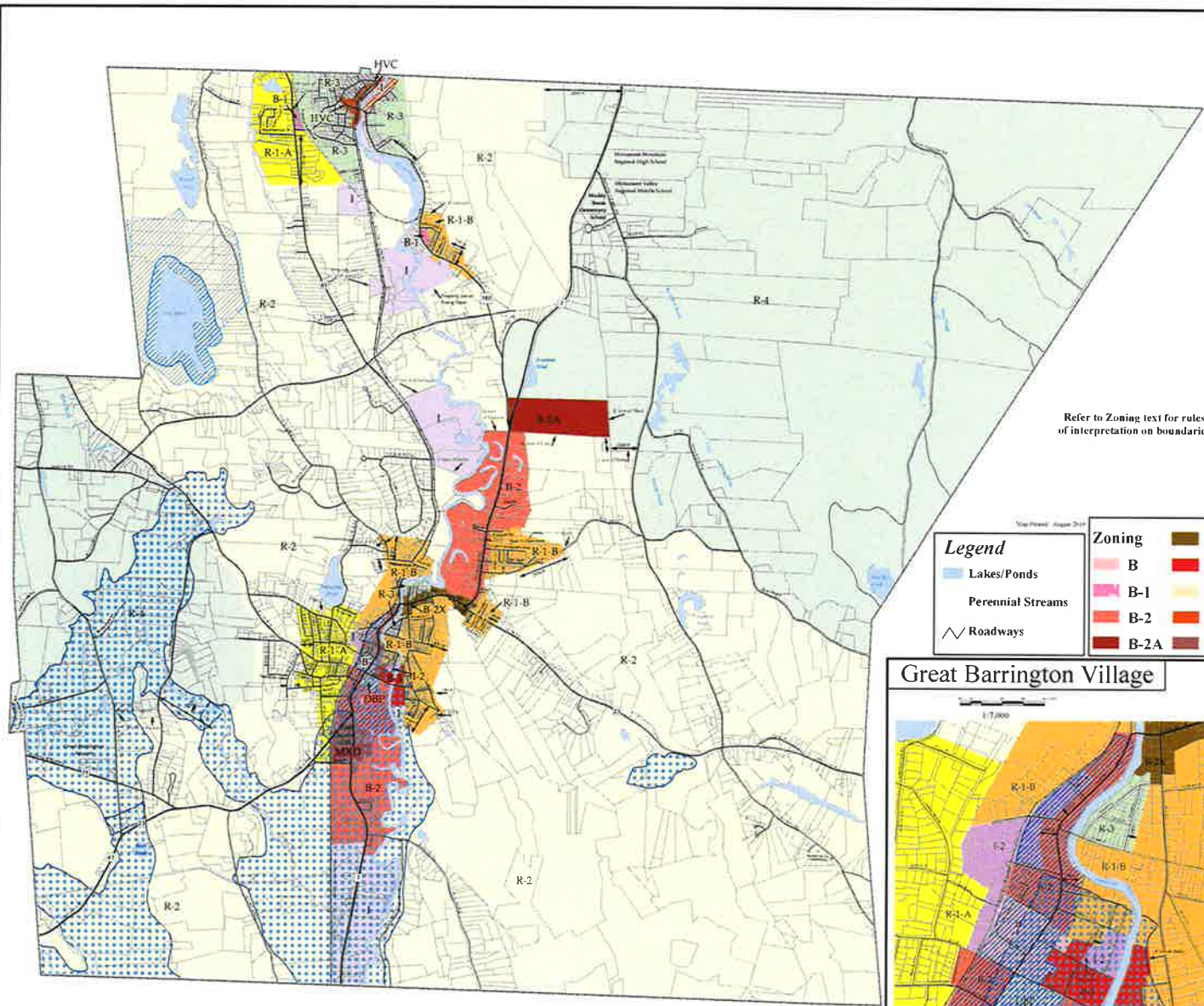
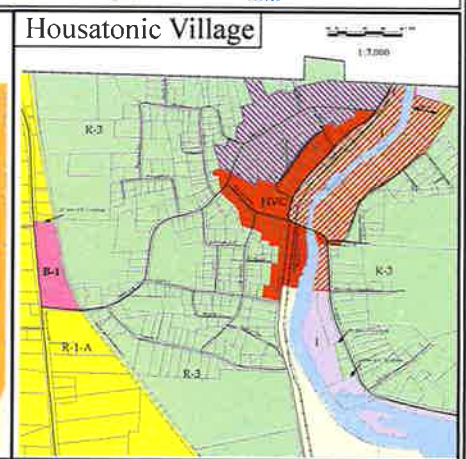
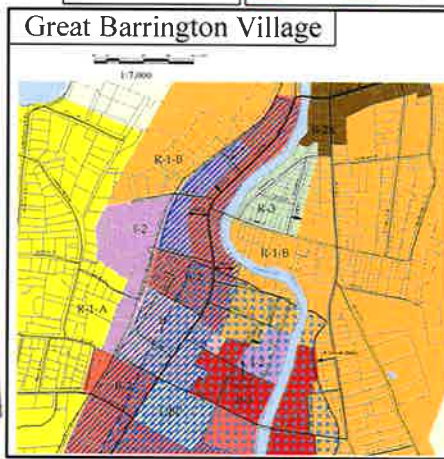
- RESIDENTIAL**  
 R-1-A One-Family Medium Density (10,000 sq. ft.)  
 R-1-B One-Family High Density (6,500 sq. ft.)  
 R-2 Acreage Residential (1 acre)  
 R-3 General Residential (5,000 sq. ft.)  
 R-4 Large Acreage Residential (2 acre)
- BUSINESS**  
 B Downtown Business  
 B-1 Neighborhood Business  
 B-2 General Business  
 B-2-A Transitional Business  
 B-2-X State Road Mixed Use  
 B-3 Downtown Mixed-Use  
 DBP Downtown Business Parking  
 HVC Housatonic Village Center  
 MXD Mixed Use Transitional
- INDUSTRIAL**  
 I Light Industry  
 I-2 Industrial / Multi-Family



Refer to Zoning text for rules of interpretation on boundaries

- Legend**
- Lakes/Ponds
  - Perennial Streams
  - Roadways

B	B-3	I2	R-3	VCOD
B-1	DBP	R-4	HMROD	WQPOD
B-2	HVC	R-1-B	HVOD	Zone II
B-2-A	MXD	R-2	SGOD	Surface Water Zone A
B-2X	I	R-3	VCOD	Surface Water Zone B



## Water Quality Protection Overlay District:

Pursuant to Section 9.2.12 of the Great Barrington Zoning Bylaw the following conditions must be met for work within the WQPOD.

1. *Enlargement or alteration of existing uses that do not conform to the WQPOD*

Not Applicable

*2. Those activities that involve the handling of toxic or hazardous materials in quantities greater than those associated with normal household use, permitted in the underlying zoning district (except as prohibited hereunder). Such activities shall require a special permit to prevent contamination of groundwater*

Not Applicable

*3. Any use that will render impervious more than 15% of any lot or parcel or 2,500 square feet, whichever is greater. A system for groundwater recharge must be provided which does not degrade groundwater quality. For nonresidential uses, recharge shall be by stormwater infiltration basins or similar system covered with natural vegetation, and dry wells shall be used only where other methods are infeasible. For all nonresidential uses, all such basins and wells shall be preceded by oil, grease, and sediment traps to facilitate removal of contamination. Any and all recharge areas shall be permanently maintained in full working order by the owner. Special permits for nonresidential uses as described in this subsection are not allowed in the Surface Water Source Protection Zones A and B.*

The project as proposed will create more than 2,500 square feet of impervious area and is subject to the requirements of a Special Permit. The project has been designed to utilize stone aprons and rain gardens to harvest runoff for groundwater recharge. The proposed project includes 226 square feet of stone apron along the drip line of the house. It also includes 141 square feet of rain gardens.

## Stormwater Narrative

Stormwater management for the project involves several techniques to comply with Massachusetts Stormwater Management Standards as well as the requirements of the Water Quality Protection District (WQPOD). Since the property lies within Zone II of the water supply the proposed use is allowed within the WQPOD subject to other requirements of the Great Barrington Zoning Bylaw. A brief summary of compliance can be found below

### Standard 1 - There are no untreated discharges proposed.

The project has been designed to reduce the amount of gravel driveway and parking areas and directing clean roof runoff directly to subsurface infiltration best management practices.

### Standard 2 - Peak Rate Attenuation

The project has been designed to have all runoff from the roof leaders empty into 3' wide by 4' deep infiltration trenches. Both trenches will then discharge into two proposed rain gardens. The overflow from the rain gardens will then flow into a grass level spreader, evenly dispersing into the intermittent stream channel. An existing catch basin on Humphrey street will assist with rain water control. They have been sized to infiltrate the entire 100 year event from all proposed roof areas.

### Standard 3 - Stormwater Recharge

To evaluate the stormwater recharge requirements, we have modeled the requirements utilizing the Static Method. To determine the minimum recharge requirements, the first step is determining the existing underlying soil conditions. The table below is taken from the Massachusetts DEP Website indicating the requirements for recharge based on soil conditions:

Hydrologic Group Volume to Recharge (x Total Impervious Area)	
Hydrologic Group	Volume to Recharge x Total Impervious Area
A	0.60 inches of runoff
B	0.35 inches of runoff
C	0.25 inches of runoff
D	0.10 inches of runoff

Based upon the tests we have identified the site comprises of Group C/D soils. Below are the calculations based upon the proposed impervious areas on site:

$$5,468 \text{ sf} \times 0.25 \text{ in} \times (1 \text{ ft}/12 \text{ in}) = \text{cf}$$



#### **Standard 4 - Water Quality**

By virtue of the proposal adding such a large capacity of storm water management applications and the increase in impervious area being roof area which generates clean runoff there is no need for additional best management practices to address water quality.

#### **Standard 5 - Land Use with Higher Potential Pollutant Loads (LUHPPL's)**

Not applicable

#### **Standard 6 - Critical Areas**

The property is located within a Critical Area as that is the basis for its placement in the WQPOD. The project has been designed to meet all infiltration and recharge requirements and avoiding proposal of a hazardous land use and the standard is met.

#### **Standard 7 - Redevelopment**

The project is a redevelopment of an existing developed parcel; however, all stormwater management standards have been met.

#### **Standard 8 - Construction Period Controls**

A Stormwater Pollution Prevention and Erosion and Sedimentation Control Plan is included. A NPDES permit will be applied for prior to construction. The standards have been met.

#### **Standard 9 - A Post Construction Operation and Maintenance Plan**

An Operation and Maintenance Plan has been provided, and the standard has been met.

#### **Standard 10 - Illicit Discharge**

The project as proposed does not call for any illicit discharges to the stormwater management system. An illicit discharge statement is provided in the SWPPP. This standard has been met.

Along with stormwater calculations, please find enclosed the Stormwater Pollution Prevention Plan (SWPPP) to help manage construction period concerns. We have proposed that a sediment control barrier be placed around the work area



# Checklist for Stormwater Report

## A. Introduction

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

---

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

---

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

\_\_\_\_\_  
Signature and Date

---

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



# Checklist for Stormwater Report

## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): Rain Gardens, Grass Level Spreader, Grading, Roof Leaders

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
- Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
- is within the Zone II or Interim Wellhead Protection Area
  - is near or to other critical areas
  - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
  - involves runoff from land uses with higher potential pollutant loads.
- The Required Water Quality Volume is reduced through use of the LID site Design Credits.
- Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



# Checklist for Stormwater Report

---

## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does *not* cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
  - Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
  - Redevelopment Project
  - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.





# Checklist for Stormwater Report

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

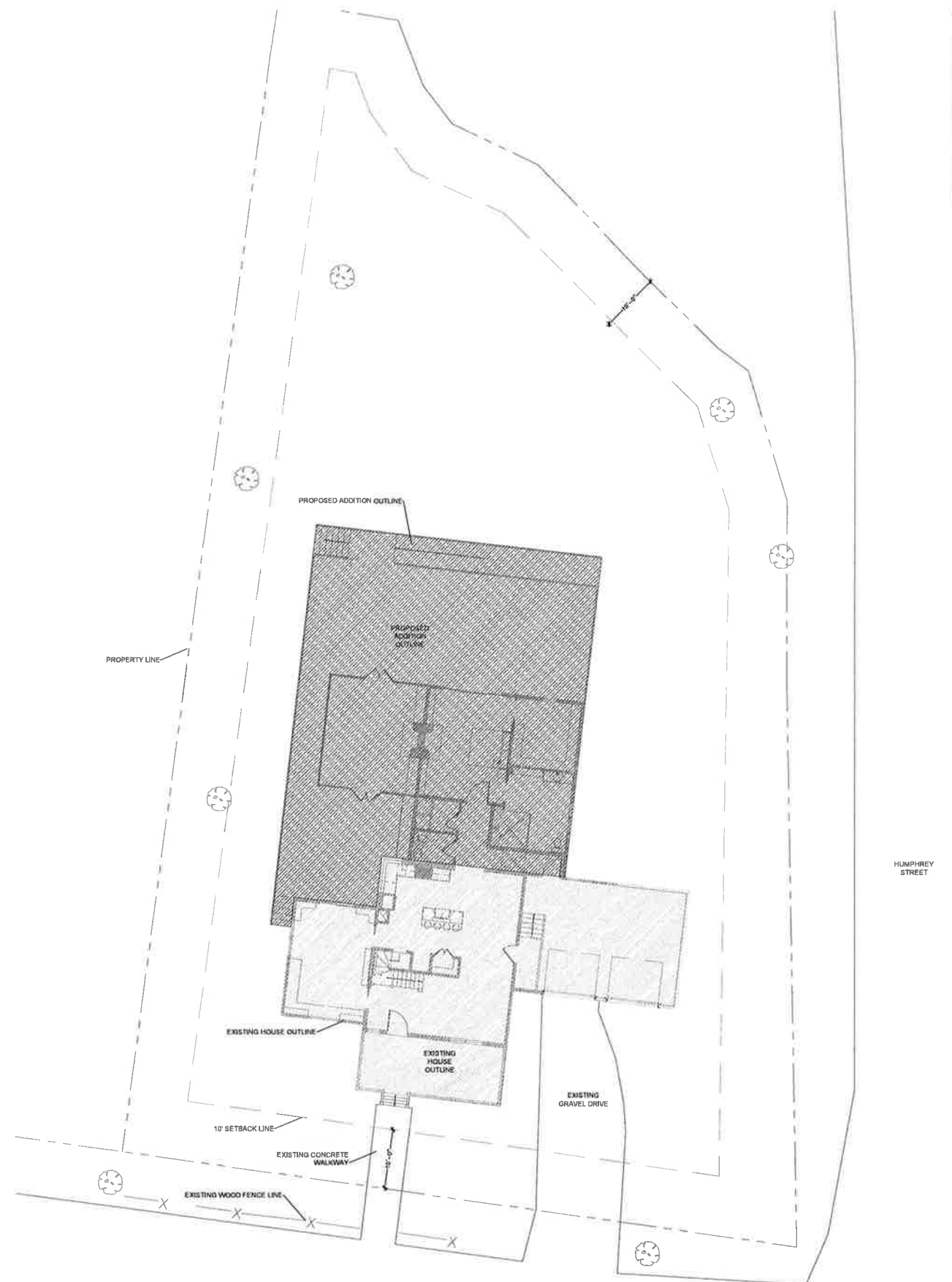
- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



**PK DESIGN**

PO BOX 147  
 CANAAN, CT  
 06018  
 860-485-4698

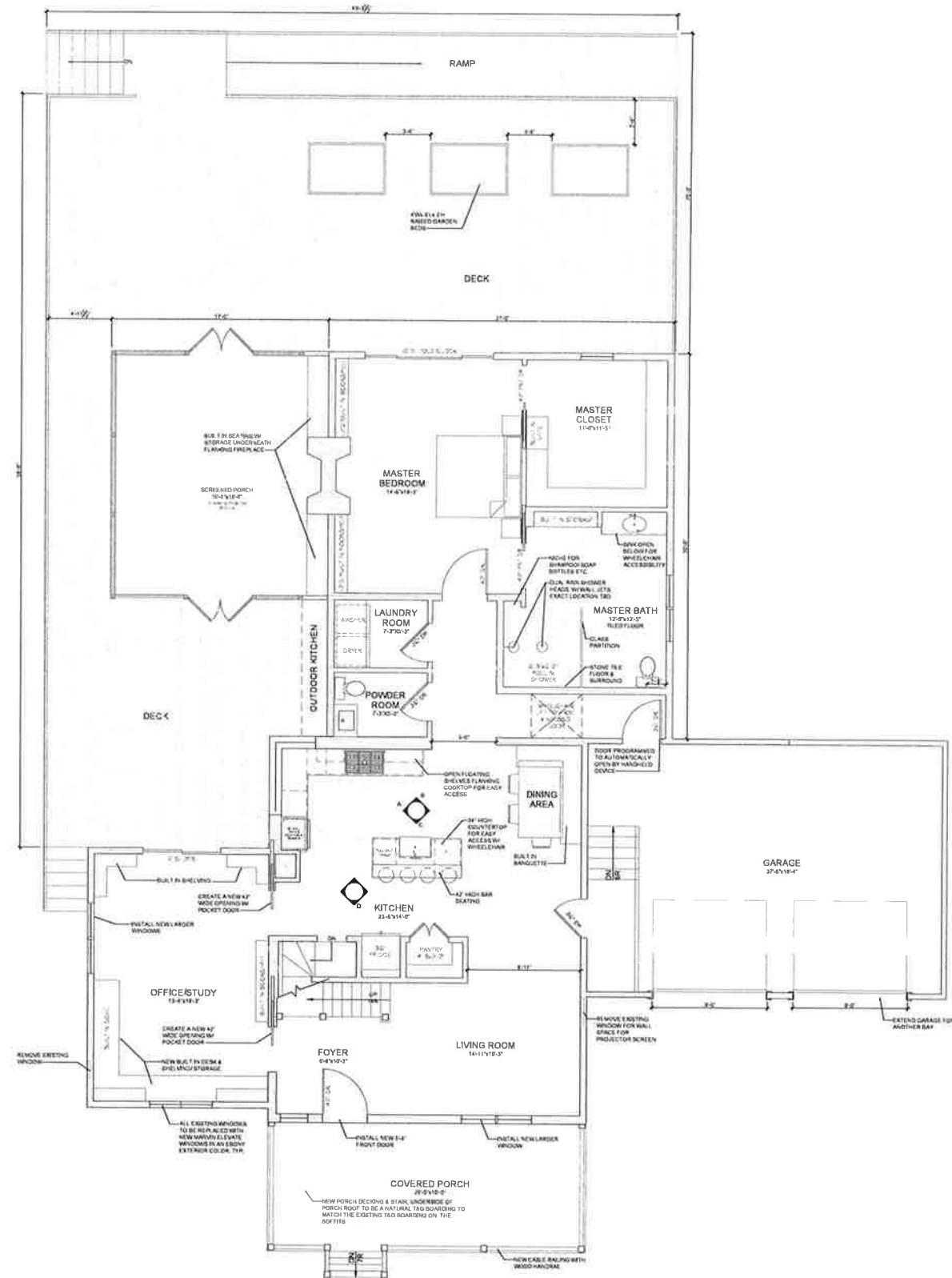
**121 BRIDGE ST PROJECT** GREAT BARRINGTON, MA

**SITE PLAN**

DATE: DECEMBER 21, 2020

SCALE: 3/32" = 1'-0"

**A0.1**



**PK DESIGN**

PO BOX 147  
 CANAAN, CT  
 06018  
 860-485-4698

**121 BRIDGE ST PROJECT**

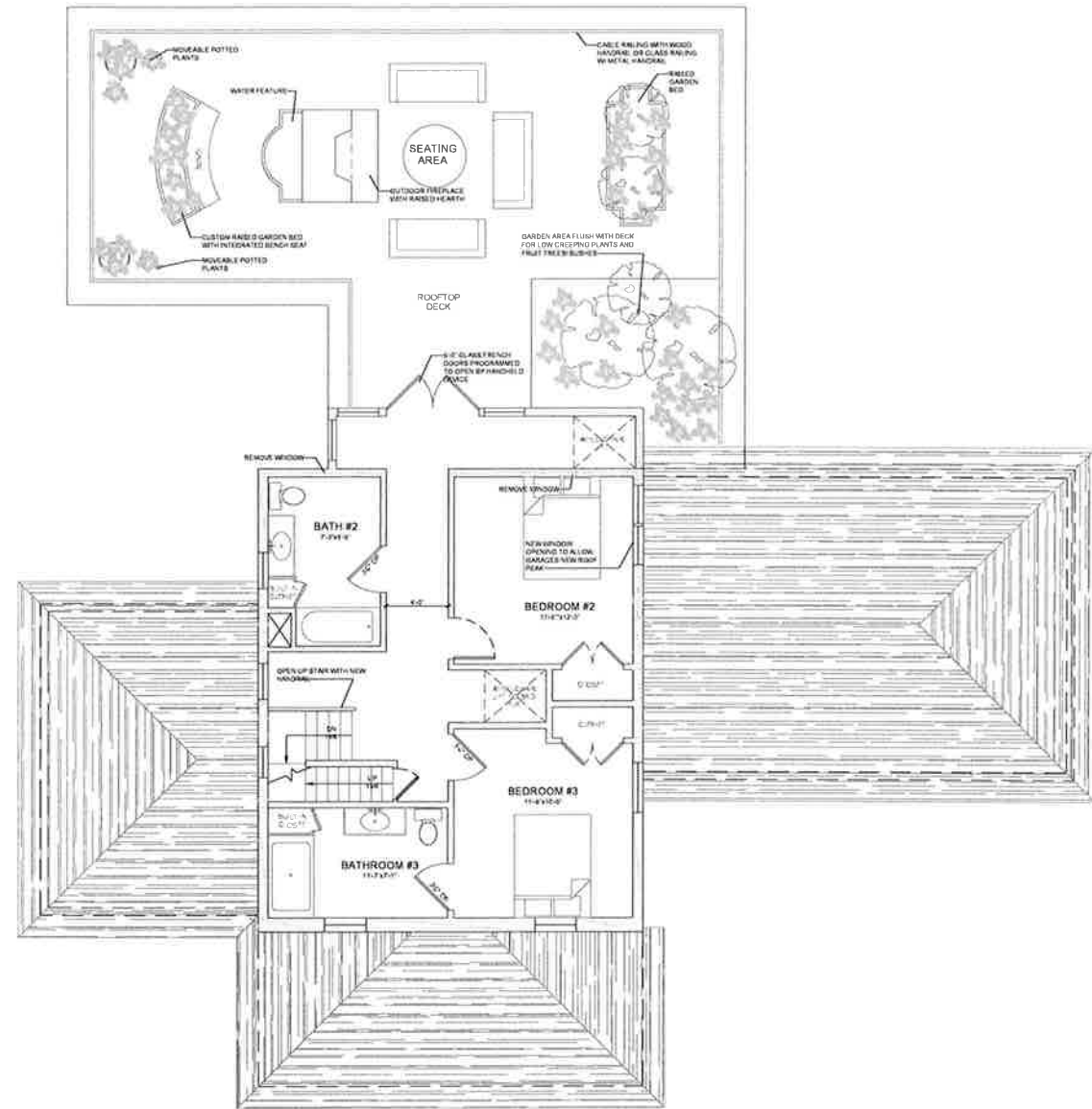
GREAT BARRINGTON, MA

**FIRST FLOOR PLAN**

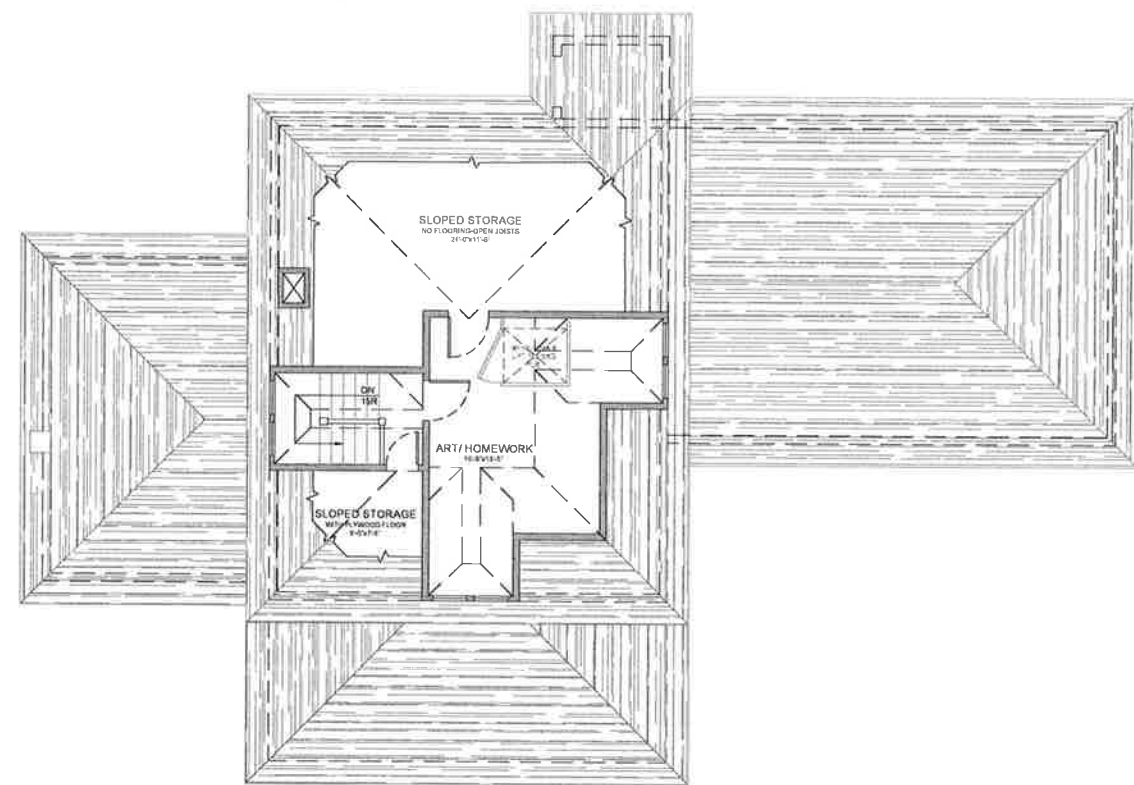
DATE: DECEMBER 7, 2020

SCALE: 3/16" = 1'-0"

**A1.0**



SECOND FLOOR PLAN



THIRD FLOOR PLAN

**PK DESIGN**  
 PO BOX 147  
 CANAAN, CT  
 06018  
 860-485-4698

**121 BRIDGE ST PROJECT** GREAT BARRINGTON, MA  
**SECOND & THIRD FLOOR PLANS**

DATE: DECEMBER 7, 2020

SCALE: 3/16" = 1'-0"

**A1.1**



SOUTH ELEVATION



WEST ELEVATION

**PK DESIGN**

PO BOX 147  
 CANAAN, CT  
 06018  
 860-485-4698

**121 BRIDGE ST PROJECT**

GREAT BARRINGTON, MA

**EXTERIOR ELEVATIONS**

DATE: DECEMBER 7, 2020

SCALE: 3/16" = 1'-0"

**A2.0**



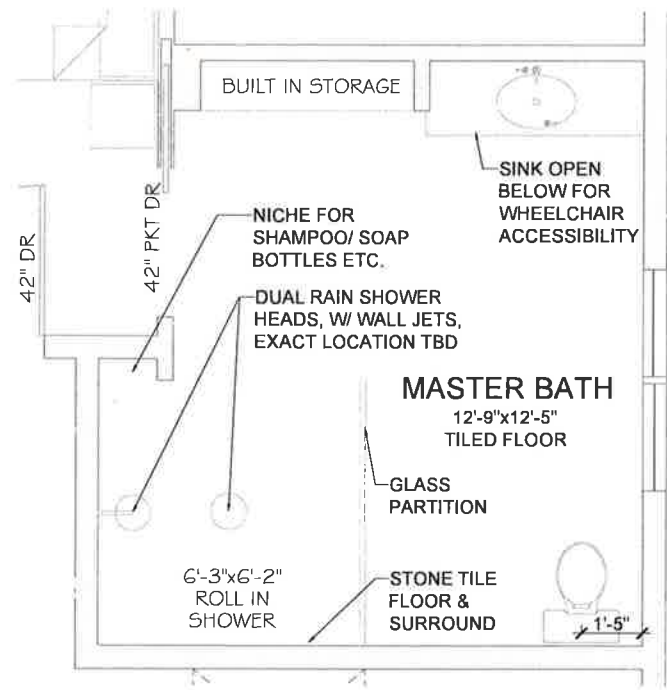
**PK DESIGN**  
 PO BOX 147  
 CANAAN, CT  
 06018  
 860-485-4698

**121 BRIDGE ST PROJECT** GREAT BARRINGTON, MA  
**EXTERIOR ELEVATIONS**

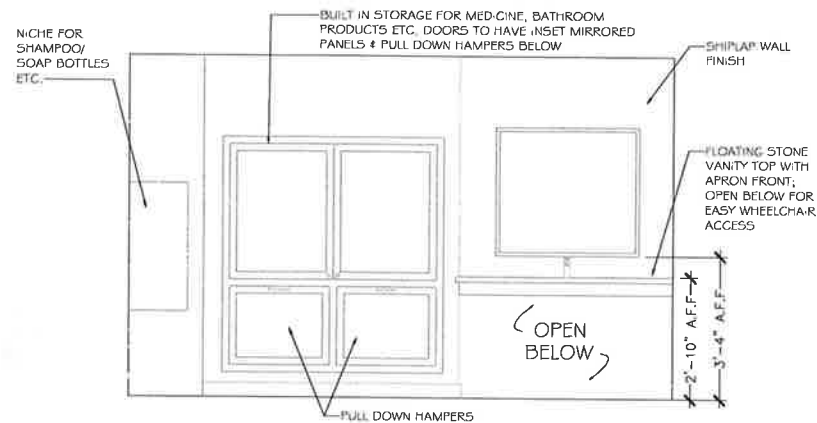
DATE: DECEMBER 7, 2020

SCALE: 3/16" = 1'-0"

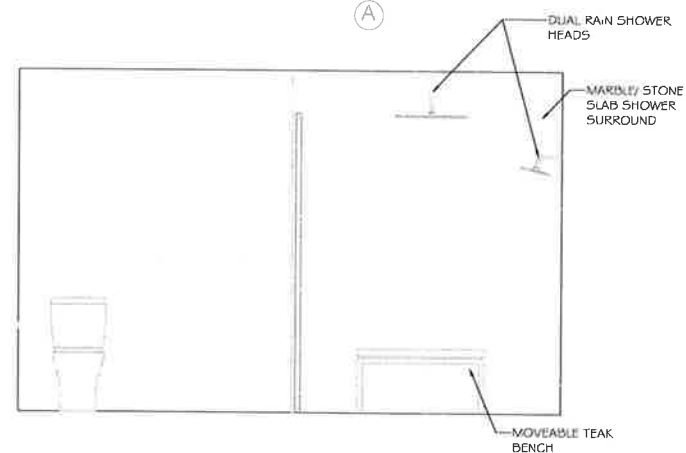
**A2.1**



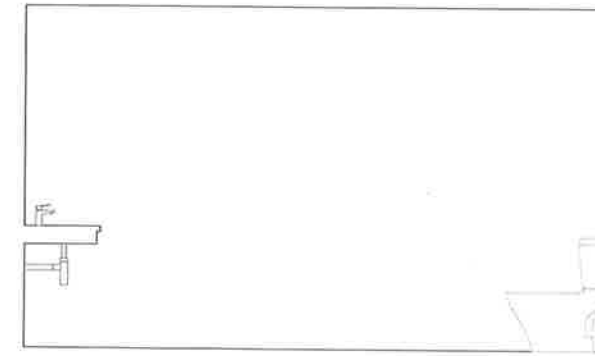
MASTER BATHROOM PLAN



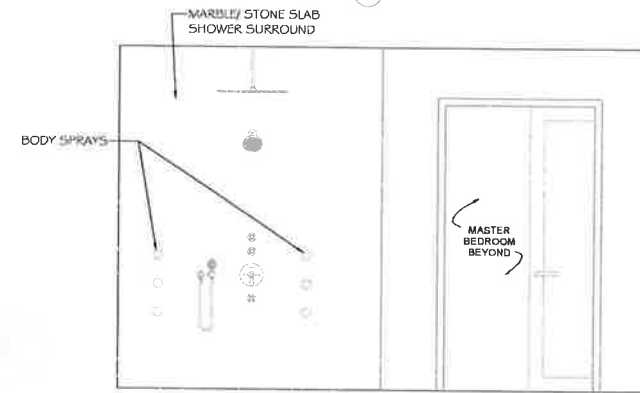
A



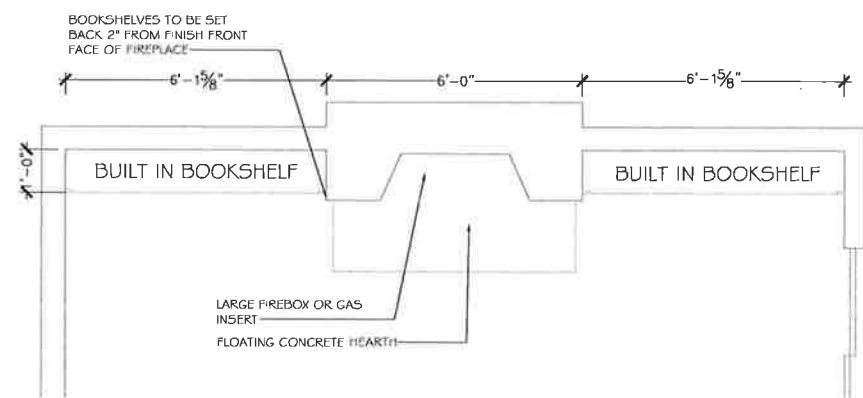
C



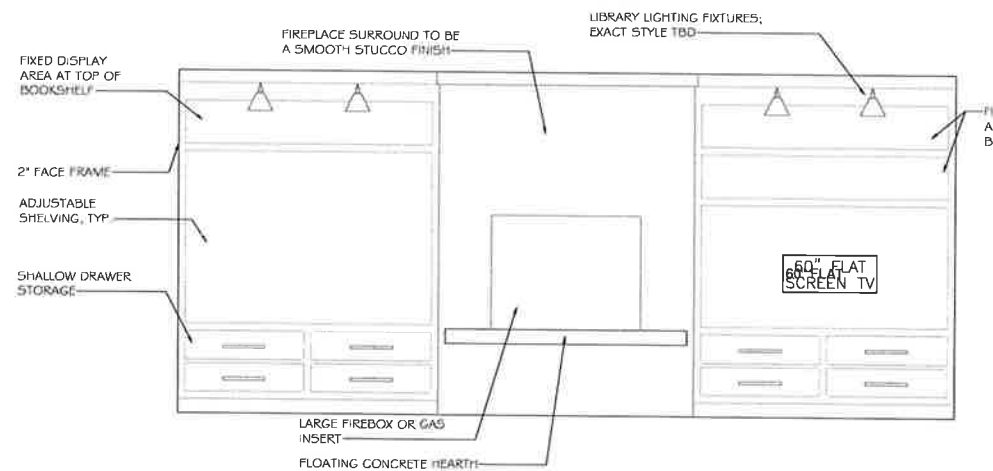
B



D



MASTER BEDROOM FIREPLACE PLAN



LIBRARY LIGHTING IDEAS

**PK DESIGN**

PO BOX 147  
CANAAN, CT  
06018  
860-485-4698

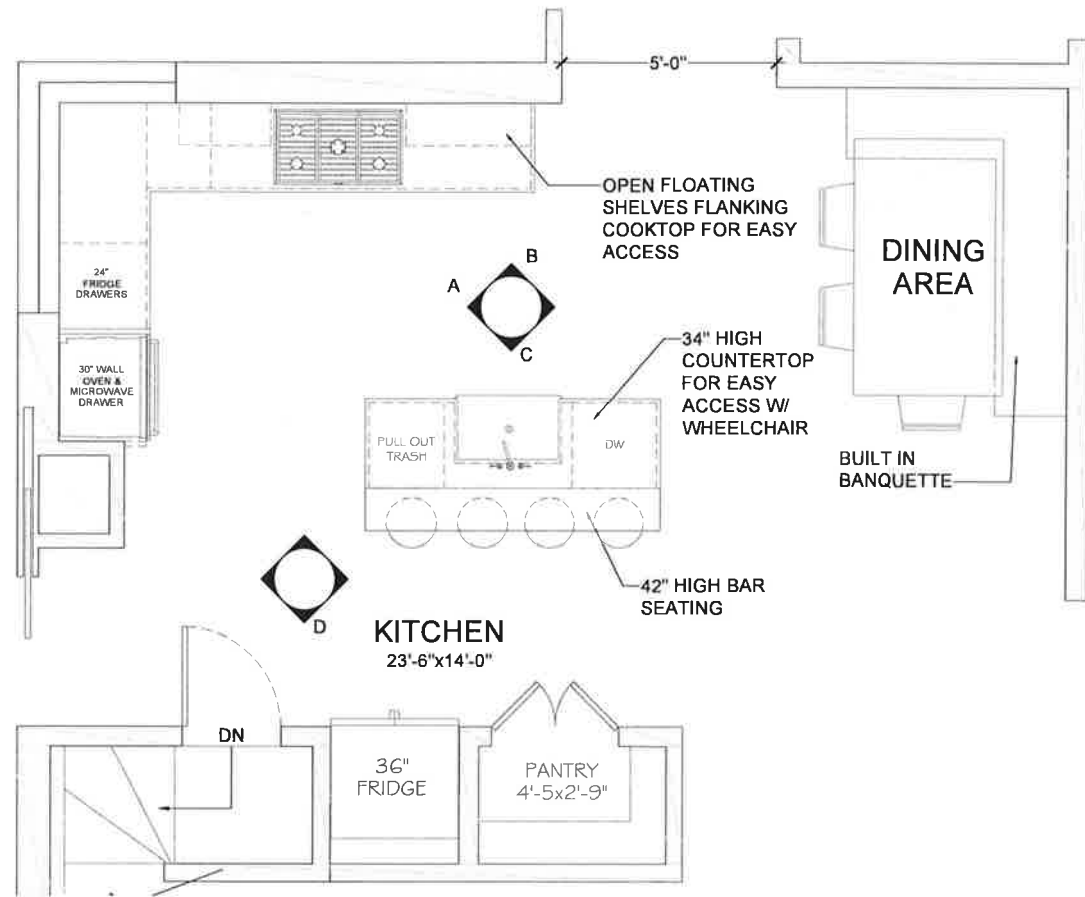
**121 BRIDGE ST PROJECT** GREAT BARRINGTON, MA

**MASTER INTERIOR ELEVATIONS**

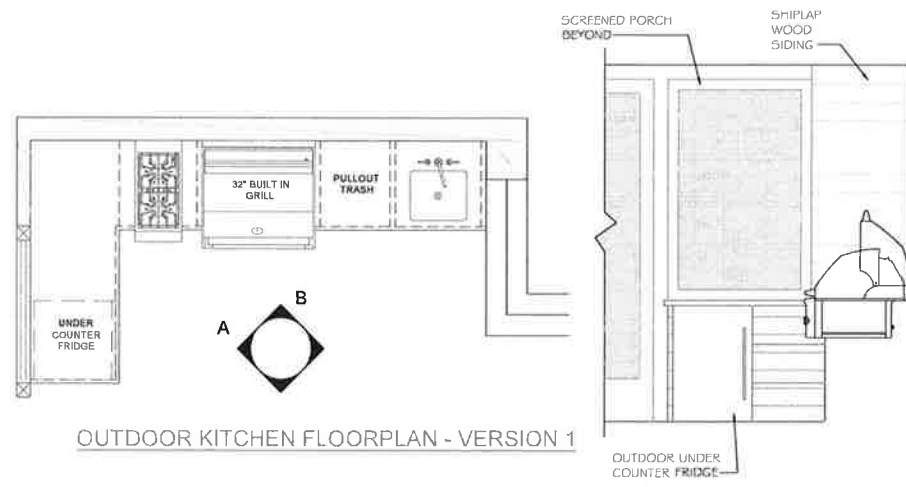
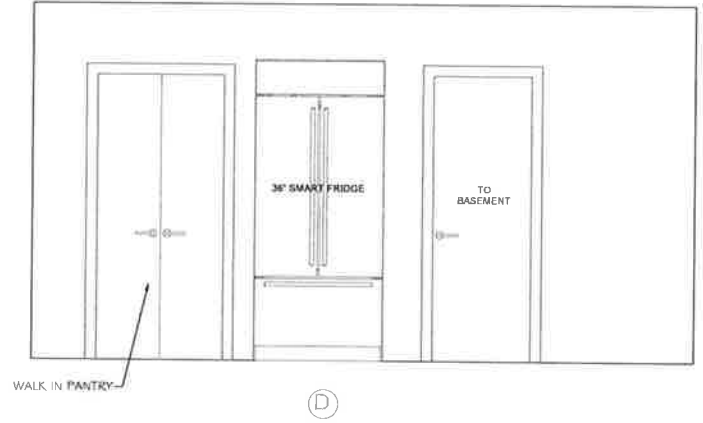
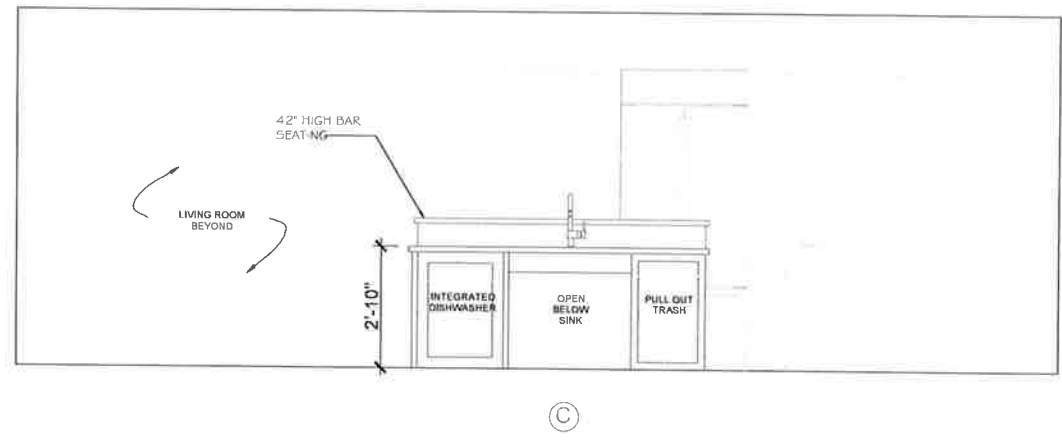
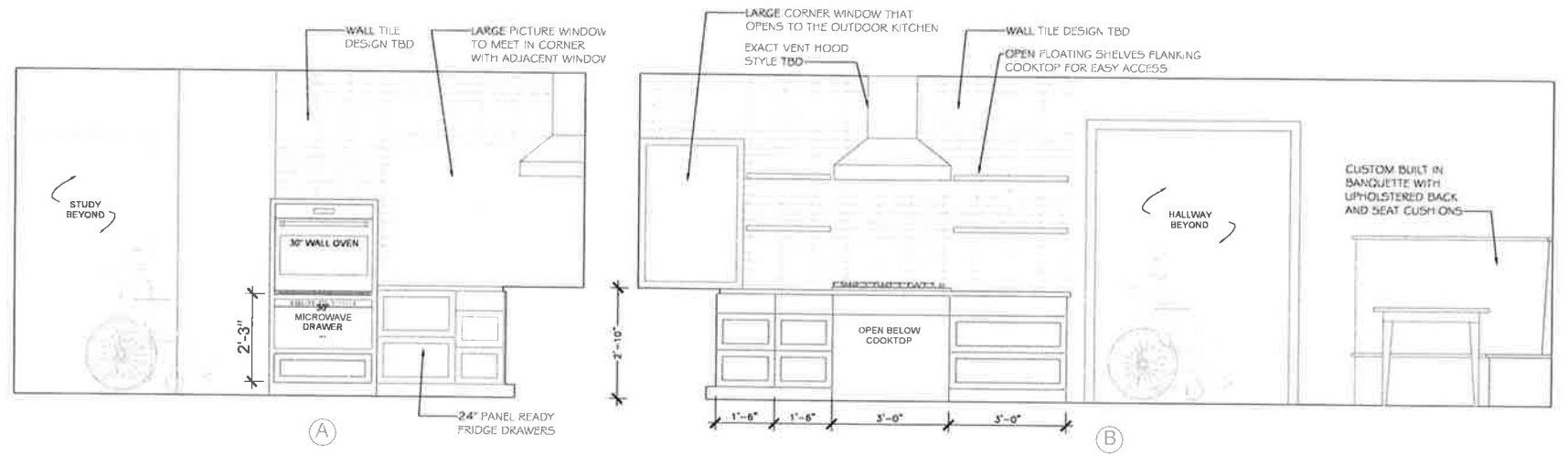
DATE: DECEMBER 7, 2020

SCALE 1/2" = 1'-0"

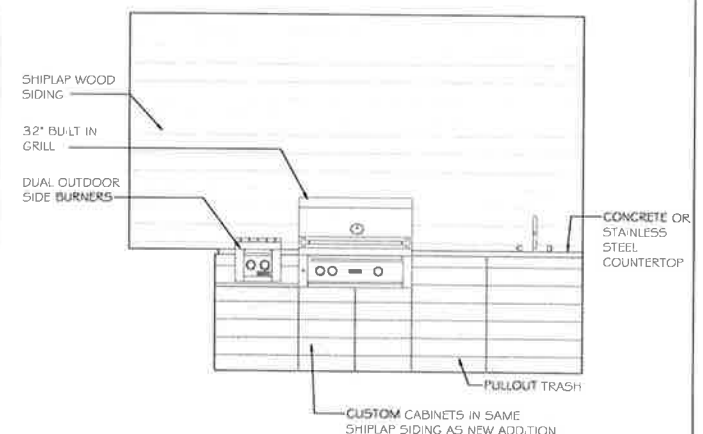
**A5.0**



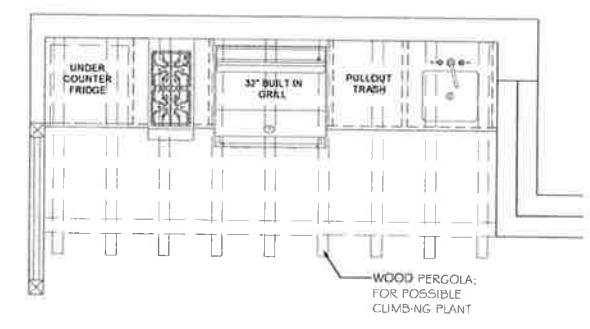
INDOOR KITCHEN FLOORPLAN



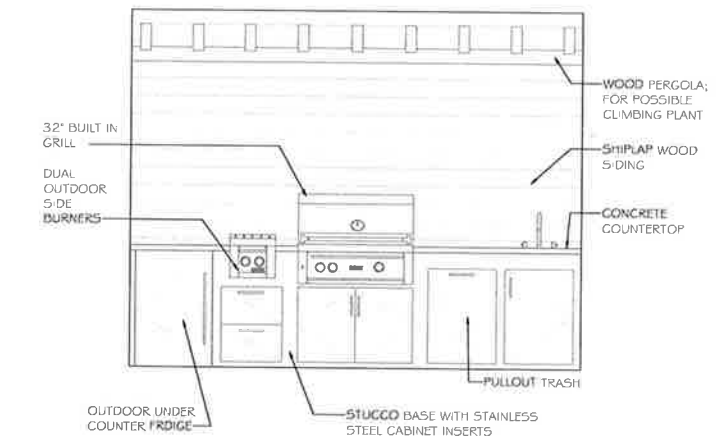
OUTDOOR KITCHEN FLOORPLAN - VERSION 1



A



OUTDOOR KITCHEN FLOORPLAN - VERSION 2



**PK DESIGN**  
 PO BOX 147  
 CANAAN, CT  
 06018  
 860-485-4698

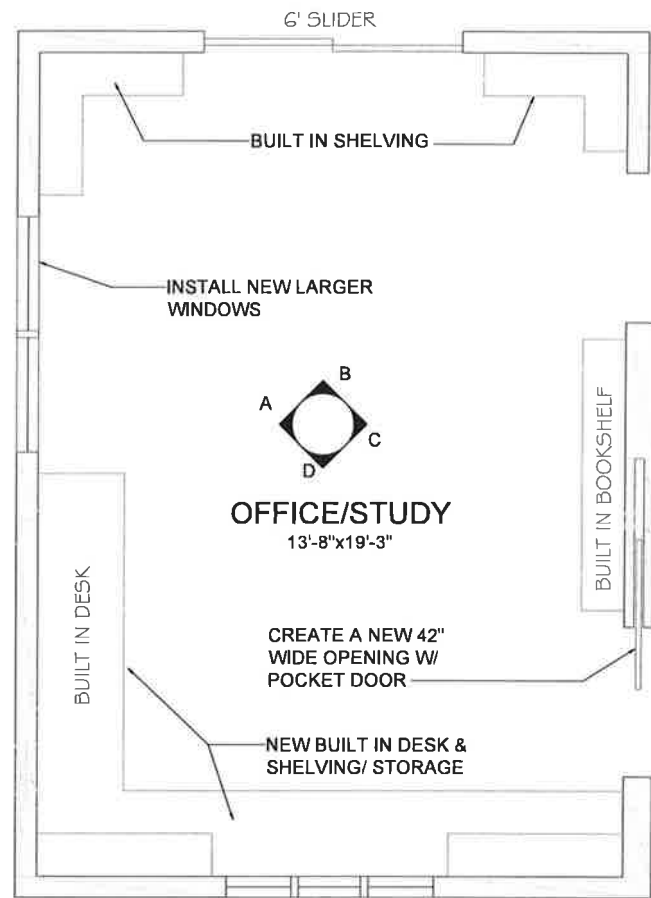
**121 BRIDGE ST PROJECT**  
 GREAT BARRINGTON, MA  
**INDOOR & OUTDOOR KITCHEN ELEVATIONS**

DATE: DECEMBER 7, 2020

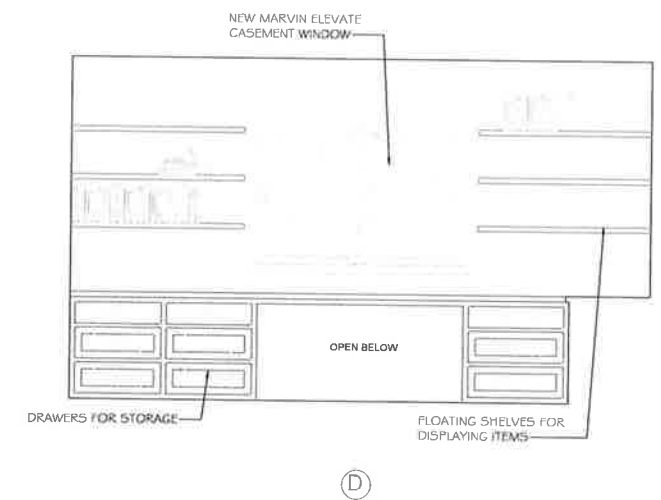
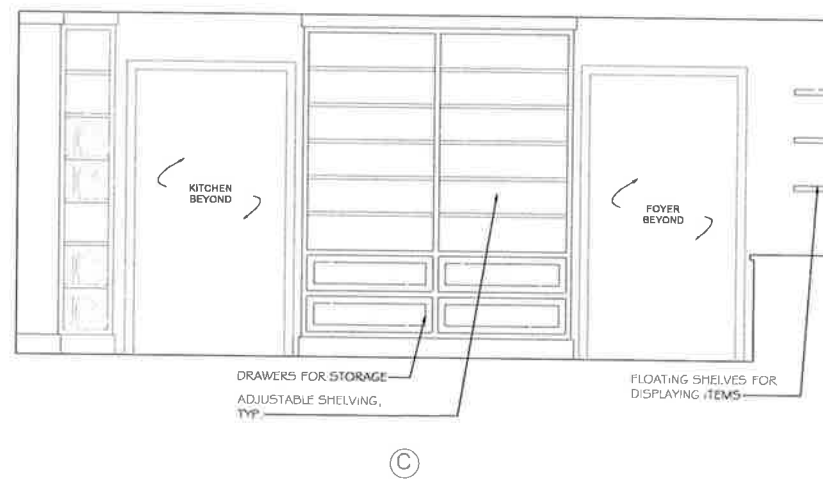
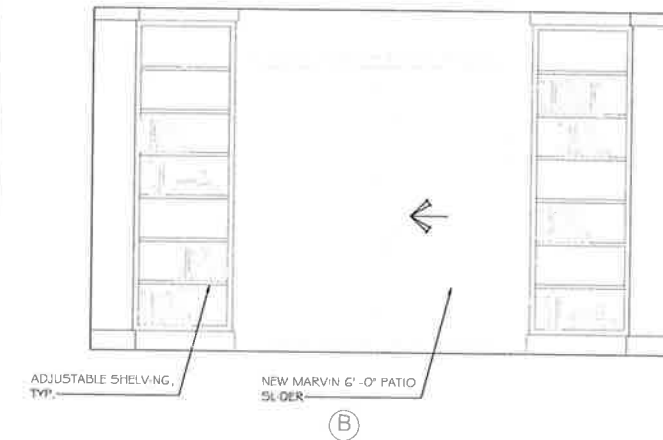
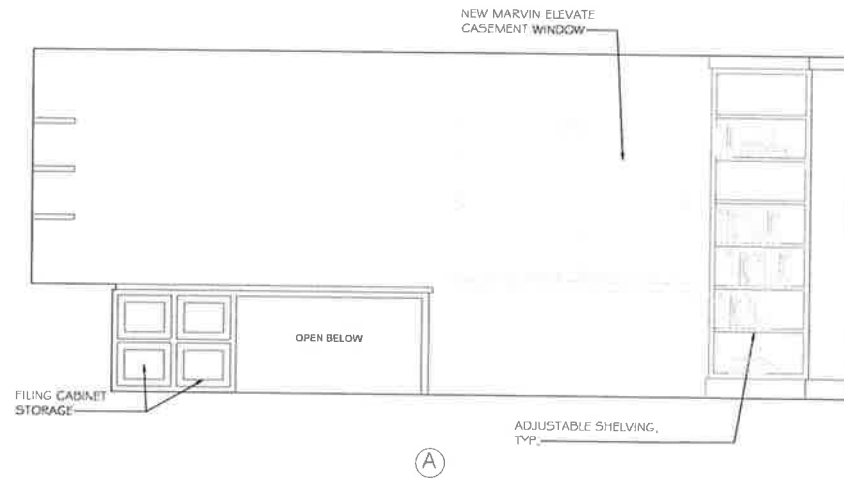
SCALE 1/2" = 1'-0"

**A5.1**





STUDY/ OFFICE FLOORPLAN



**PK DESIGN**

PO BOX 147  
CANAAN, CT  
06018  
860-485-4698

**121 BRIDGE ST PROJECT**

GREAT BARRINGTON, MA

**STUDY/ OFFICE ELEVATIONS**

DATE: DECEMBER 7, 2020

SCALE 1/2" = 1'-0"

**A5.2**

Michael Lanoue, Chair  
Peter Stanton, Vice Chair  
Ruby Chang, M.D.  
www.townofgb.org



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Phone: 413-528-0680  
rjurczyk@townofgb.org

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### BOARD OF HEALTH

October 4, 2021

**Special Permit #924-21:** Special Permit application on behalf of Benjamin Wohlfert of 121 Bridge Street, Great Barrington, MA for the complete demolition and reconstruction of a single-family house in the Housatonic River 100 year Flood Plain District. This permit is filed in accordance with Section 9.1 and 10.4 of the Great Barrington Zoning Bylaws.

Dear Selectboard,

The Health Department reviewed Special Permit application #924-21 and recommends that the applicant contact the Health Department at his/ her earliest convenience to obtain a Demolition Checklist and to receive further instructions about the demolition process from a public health standpoint.

Sincerely,  
Rebecca Jurczyk  
GB BOH Agent



TOWN OF GREAT BARRINGTON  
MASSACHUSETTS

PLANNING BOARD

October 8, 2021

Selectboard  
Town Hall  
334 Main Street  
Great Barrington, MA 01230

Re: Special Permit  
121 Bridge Street

Dear Members of the Selectboard:

At its meeting of September 23, 2021, the Planning Board voted to send a positive recommendation on the special permit applications submitted on behalf of the Benjamin Wholfert work in a floodplain and Water Quality Overlay District. It was recommended that the floor be raised to keep the floor joists out of flood water.

Thank you for the opportunity to comment.

Sincerely,

*Kimberly L. Shaw*

Kimberly L. Shaw  
Planning Board Secretary

Cc: Chris Rembold, Town Planner

## EXHIBIT A

### FINDINGS OF FACT AND BASIS FOR DECISION

**Re: Special Permit #924-21  
121 Bridge Street**

#### A. Introduction

This Special Permit application was filed on September 17, 2021 by Benjamin Wohlfert, Owner of 121 Bridge Street, Great Barrington. The application seeks permission from the Great Barrington Selectboard to do work in the floodplain of the Housatonic River. The application has been filed in accordance with Sections 9.1, 9.2 and 10.4 of the Zoning Bylaw.

Civil engineering plans accompanying the application were prepared by White Engineering, Inc. of Pittsfield, MA and dated July 6, 2021. Architectural plans of the proposed new dwelling were prepared by PK Design of Canaan, CT and dated December 7, 2020.

#### B. General Findings

As described in the application and as shown on the accompanying plans the proposed work involves the demolition of the existing home and construction of a new two-story single family home in its place. The new structure will have ramps for handicapped accessibility, a large deck (built on helical piers) for accessible outdoor living, and a new two car garage. Overall it will have a larger floorplan than the existing house.

The property lies within the B-3 zone, the Flood Plain Overlay District (FPOD), and Water Quality Overlay District (WQPOD) of the Zoning Bylaw. The proposed single family use is permitted in the B-3 zone, but the work requires a special permit per regulations of the FPOD and WQPOD.

The project is in the jurisdiction of the Conservation Commission both for work in a floodplain and work near an intermittent stream. The Commission has approved the project by the issuance of an Order of Conditions. The plans presented with this special permit application were approved by the Commission.

The proposal was also reviewed by the Board of Health and the Planning Board. The Board of Health requests that the applicant contact the Health Department to secure the necessary demolition permits. The Planning Board made a positive recommendation on the Special Permit, but noted that the bottoms of the proposed floor joists may be exposed to flood waters.

#### C. Floodplain Overlay District Criteria and Specific Findings

As the proposal involves the erection of a new structure, the alteration of an existing structure, and the filling of area within a floodplain, a special permit is required per Section 9.1.4 of the Zoning Bylaw.

Section 9.1.5 requires the Selectboard to ensure that the applicant provides sufficient information to determine:

(1) That the floor level of areas to be occupied by human beings as living or working space shall

be at a safe elevation;

- (2) That furnaces and utilities are protected from flooding and that the structure will withstand the effects of flooding in accordance with the State Building Code;
- (3) That the proposed construction, use or change of grade will not obstruct or divert the flood flow, reduce natural water storage or increase stormwater runoff so that water levels on other land are substantially raised or danger from flooding increased;
- (4) That safe vehicular and pedestrian movement to, over and from the premises is provided in the event of flooding; and,
- (5) That the proposed methods of drainage and sewage disposal are approved by the Board of Health and will not cause pollution or otherwise endanger health in the event of flooding.

Findings: The Selectboard finds:

- (1) Living space is proposed to be at 676.62 feet above sea level, almost two feet above the flood level of 674.82;
- (2) All utilities will on the first floor, above floodwaters;
- (3) The plans demonstrate that there will no loss of floodplain storage, and the foundation will not obstruct flood flow, runoff, or water storage, and will not increase flood water levels on other land;
- (4) The plans demonstrate show the driveway and front walkway are above flood level;
- (5) The house will be served by public utilities. A Board of Health permit will be required prior to demolition of the existing house.

Section 9.1.6 of the Zoning Bylaw requires the Selectboard to find the following in order to grant a floodplain special permit:

- (1) The use would otherwise be permitted if such land were not, by operation of this section, in the Floodplain Overlay District; and,
- (2) The use of such land for the proposed purpose will not interfere with the general purpose for which such Floodplain Overlay Districts have been established.

Findings: The Selectboard finds: (1) that residential uses are allowed by right in this zone and (2) that the proposal includes additional flood storage and flood flow devices to ensure no reduction of flood storage capacity or movement of flood waters.

Section 9.1.7 states that special permits for work in the floodplain issued under this section may be subject to such conditions as the Selectboard deems necessary in the interests of the public health, safety and welfare. The burden of proving that the proposed use will not endanger the public health and safety of the occupants or the public shall rest upon the applicant.

Finding: The Selectboard does not see the need for any conditions of this nature.

Section 9.1.8 requires certification by a professional engineer, registered and licensed in the Commonwealth of Massachusetts, to demonstrate that proposed floodway encroachments shall not result in any increase in flood levels during the occurrence of the one-hundred-year flood.

Finding: The proposed work is not within the delineated floodway; this is not applicable.

Section 9.1.9 states that granting of a special permit does not in any way indicate compliance with the provisions of the Wetlands Protection Act, MGL c. 131, § 40, which provides, among other things, that no person shall remove, fill, dredge or alter any swamp, creek, river, stream, pond or lake or any land subject to flooding, except with a written permit from the Conservation Commission.

Findings: Applicant filed for and received an Order of Conditions from the Conservation Commission, as required by the Wetlands Protection Act.

#### D. Water Quality Protection District

The proposed house, garage, driveway, etc. will result a total of 5,468 square feet of impervious area. Per Section 9.2.12 of the WQPOD, the proposal requires a special permit because it increases the impervious area of a lot by more than 15% or 2,500 square feet.

The requirements of the WQPOD are to ensure that a project provides a method(s) to capture, treat, and infiltrate stormwater into the underlying aquifer, so that the development of impervious surface does not degrade the quality or quantity of water entering into and recharging the groundwater aquifer.

As shown in the plans and in the Stormwater Report, the Civil Engineer has designed the proposal to address these parameters. The proposal includes stormwater management measures including rain gardens, vegetation (grass), and stone swales to slow, capture, and filter runoff. The Engineer calculates that the required recharge volume to be 114 cubic feet, and these stormwater measures will result in a total recharge volume of 135 cubic feet, more than is required. During the construction, silt fences and erosion control barriers and other stormwater best management practices will limit and control the work area, and will protect the floodplain and the intermittent stream. The construction of the large deck will utilize helical piers, a less invasive technique which does not require the extensive excavation needed for conventional piers and footings.

Section 9.2.13 item 3 states that the Selectboard may grant a WQPOD special permit only upon finding that the standards of Section 9.2.8 (Prohibited Uses) and Section 9.2.9 (Prohibited Uses, Inner Zone) are met, and that following two standards are also met: (a.) [the project will] in no way, during construction or thereafter, adversely affect the existing or potential quality or quantity of water that is available in the WQPOD; and (b.) [the project] be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.

Findings: The Selectboard hereby finds:

Sections 9.2.8 and 9.2.9 do not apply to this proposal or this site. More than the required amount of recharge volume is provided and the proposed stormwater management and groundwater infiltration measures comply with the standards of this section. The project will not diminish the quantity or quality of water available in the WQPOD. The project is designed to avoid substantial disturbance of the soils, topography, drainage, and other water-related natural characteristics of the site during and after construction.

#### E. General Special Permit Criteria and Specific Findings

Section 10.4.2 of the Zoning Bylaw, granting of a special permit requires a written determination by the Special Permit Granting Authority “that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site.” This determination shall include consideration of the following six criteria:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;

3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and,
6. Potential fiscal impact, including impact on town services, tax base, and employment.

Consideration of the Criteria in relation to SP 924-21:

Per Section 10.4.2 of the Zoning Bylaw, granting of any special permit requires a determination by the Special Permit Granting Authority “that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site.” The six criteria and the Board’s considerations in relation each are detailed below:

1. Social, economic, or community needs which are served by the proposal.
  - The proposed work will result in a new home that is accessible to persons with disabilities.
2. Traffic flow and safety, including parking and loading.
  - The proposed work has no impact on traffic flow or safety.
3. Adequacy of utilities and other public services.
  - The proposed work has no impact on public services.
4. Neighborhood character and social structures.
  - The proposed work will improve the property.
5. Impacts on the natural environment.
  - The proposed work will not impair flood storage and will not impact flood flows or aquifer recharge quality or quantity.
6. Potential fiscal impact, including impact on town services, tax base, and employment.
  - The proposed work will have a positive fiscal impact on the tax base by replacing a vacant deteriorated structure with a new home.

Finding:

In consideration of the above Findings, this Selectboard finds that the benefits of the proposal outweigh any possible detrimental impacts.

F. Proposed Conditions

None

**DRAFT MOTIONS**

**SP # 924-21**

Benjamin Wohlfert, PO Box 1347, Canaan, CT, for work in a floodplain and water quality protection overlay district at 121 Bridge Street, Great Barrington, in accordance with Sections 9.1, 9.2 and 10.4 of the Great Barrington Zoning Bylaw. Proposed work is within the 100-year flood plain of the Housatonic River, and consists of demolition of the existing single family home and construction of a new single family home.

**DRAFT MOTIONS**

*(If the Board has amended the Findings based on the Public Hearing and its discussion, be sure to specify those changes and approve the findings "as amended.")*

**VOTE ON FINDINGS**

move to approve the Findings of Fact for Special Permit #924-21, as *written* / as *amended* and referenced as Exhibit A.

**Second:** \_\_\_\_\_

**Roll call vote:** Davis \_\_\_\_\_ Gabriel \_\_\_\_\_ Reed \_\_\_\_\_  
Abrahams \_\_\_\_\_ Bannon \_\_\_\_\_

**VOTE ON SPECIAL PERMIT**

Move, in view of the approved Findings of Fact, to *approve* Special Permit #924-21 for Benjamin Wohlfert for the proposed work in the floodplain and water quality protection overlay district at 121 Bridge Street:

**Second:** \_\_\_\_\_

**Roll call vote:** Davis \_\_\_\_\_ Gabriel \_\_\_\_\_ Reed \_\_\_\_\_  
Abrahams \_\_\_\_\_ Bannon \_\_\_\_\_



**From:** [Kress, Ryan](#)  
**To:** [Amy Pulver](#)  
**Cc:** [Fiske, Luke](#)  
**Subject:** Re: Nationalgrid Chapter 87 Public Tree Hearing Request.  
**Date:** Tuesday, September 21, 2021 5:58:49 AM

---

**\*\*CAUTION:\*\***  
**\*\*This is an external email, be vigilant\*\***  
**\*\*\*Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe\*\*\***

Good morning,

I would like to request a chapter 87 hearing with the selectmen be scheduled in regards to the removal of trees along the main power lines. I have attached a list of the trees. I would also like to seek approval for ground cutting of stems and saplings 8" in diameter and under of line inappropriate species along public way and within 8 feet of the main lines. Also included in this work would be a revision to the trim spec along portions of the main line. Increasing the trim zone to 15' above and 8' to the side of the lines. The roads effected would be Division St, Park St, Lake Buel Rd and Monument Valley Rd. This work is to bring the areas into compliance with the regulated maintenance spec and reduce tree related grow ins and outages on this line.

Thank you,  
Ryan Kress  
Arborist NE-6624A  
Nationalgrid's Hazard Tree/EVM Program  
C: 508-340-2103  
E: ryan.kress@nationalgrid.com

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our [UK Contacts Page](#) or our [US Contacts Page](#) (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

Ownership Key:  
 C/T = City or Town  
 P = Private  
 S = State  
 M = Municipal

Site ID	Street Name	Location	Pole #	Ground Cutting	Trimming	House #	Owner	Dia.	Species	# Stem	Defect Condition	GYPSY MOTH DAMAGE - INSERT "Y"	Work Proposed	Comments
RR11	Park St		59-58			Lot	T	26	Ash		Decline		Remove	
RR11	Park St		59-58			Lot	T	26	Ash		Decline		Remove	
RR12	Park St	AF	60			328B	T	9	Elm		Dead		Remove	
RR12	Park St	AF	60-59			328B	T	14	Ash		Dead		Remove	
RR13	Park St	AF	58-57			Lot 8324	T	25	Pine		Decline		Remove	
RR14	Park St		58-57			Lot	T	25	Tulip		Decline		Remove	
RR15	Park St		56-55				T	22	Hemlock		Decline		Remove	
RR17	Park St		42-41			295	T	22	Pine		Proximity		Remove	
RR17	Park St		42-41			295	T	26	Pine		Proximity		Remove	
RR18	Park St	AP	40			295	T	42	Pine		Proximity		Remove	
RR18	Park St		40-39			295	T	37	Pine		Proximity		Remove	
RR23	Park St		32-31			lot	T	31	Oak		Internal decay		Remove	
RR24	Park St		29-28			263	T	16	Ash		Dead		Remove	
RR24	Park St		29-28			263	T	12	Dead		Dead		Remove	
RR24	Park St		29-28			263	T	16	Dead		Dead		Remove	
RR26	Park St		27-26			256	T	25	Maple		Base decay		Remove	
RR26	Park St		27-26			256	T	19	Maple		Trunk decay		Remove	
RR37	Park St	AF	5-4			Lot	T	34	Pine		Proximity		Remove	
RR83	Lake Buel Rd	AP	7			10	T	13	Pine		Proximity		Remove	
RR83	Lake Buel Rd	AP	7			10	T	13	Pine		Proximity		Remove	
RR84	Lake Buel Rd		14-15			8	T	16	Birch		Proximity		Remove	
RR85	Lake Buel Rd		16-17			2	T	25	Pine		Proximity		Remove	
RR85	Lake Buel Rd		17-18			2	T	23	Hickory		Proximity		Remove	
RR94	Lake Buel Rd	AP	31			85	T	72	Cottonwood		Proximity		Remove	DO NOT REMOVE
RR94	Lake Buel Rd		37-38			lot	T	24	Poplar		Proximity		Remove	
RR96	Lake Buel Rd		39-40			lot	T	38	Pine		Internal decay, losing large leads, broke pole once already		Remove	
RR98	Lake Buel Rd		41-42			106	T	14	Hickory		STUB		Remove	
RR98	Lake Buel Rd		42-43			106	T	14	Hickory		Proximity		Remove	
RKA03	Lake Buel Rd	AF	45-46			Lot	T	14	Maple	4	Base decay/decline		Remove	
RR323	Monument Valley Rd	AF	5-6			14	T	45	Cottonwood		Decline		Remove	
RR323	Monument Valley Rd	AF	9-10			32	T	21	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	9-10			32	T	15	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	9-10			32	T	12	Ash	4	Decline		Remove	
RR325	Monument Valley Rd	AF	9-10			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	15	Ash	2	Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	24	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	19	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	15	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR325	Monument Valley Rd	AF	10-11			32	T	12	Ash		Decline		Remove	
RR327	Monument Valley Rd	AF	10-11			32	T	9	Ash		Decline		Remove	
RR327	Monument Valley Rd	AF	10-11			32	T	9	Ash		Decline		Remove	
RR327	Monument Valley Rd	AF	10-11			32	T	20	Maple		Cavity @ 40'		Remove	
RR328A	Monument Valley Rd	AF	12-13			36	T	30	Ash		Decline		Remove	
RR334	Monument Valley Rd		16-17			Lot	T	40	Pine		Dead		Remove	
RR334	Monument Valley Rd		38-39			Lot	P	40	Pine		Dead		Remove	
RR335	Monument Valley Rd		54-55			Lot	T	42	Pine		Storm Damage		Remove	

Ownership Key:  
 C/T = City or Town  
 P = Private  
 S = State  
 M = Municipal

Site ID	Street Name	Location	Pole #	Ground Cutting	Trimming	House #	Owner	Dia.	Species	# Stem	Defect Condition	GYPSY MOTH DAMAGE - INSERT "Y"	Work Proposed	Comments
0											Total Removals: Total Trims: Spans:		45 0 0	

**From:** [Kress, Ryan](#)  
**To:** [Amy Pulver](#)  
**Cc:** [Fiske, Luke](#)  
**Subject:** Re: EXT || RE: Nationalgrid Chapter 87 Public Tree Hearing Request.  
**Date:** Friday, October 8, 2021 3:03:13 PM  
**Attachments:** [85 Lake Buel Rd Assessment.pdf](#)

---

**\*\*CAUTION:\*\***

**\*\*This is an external email, be vigilant\*\***

**\*\*\*Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe\*\*\***

Good afternoon, Amy.

The only 2 trees the tree warden has an issue with are a hickory, which I'm willing to leave, and a cottonwood. The cottonwood is a sticking point for us hence the selectmen's meeting. Attached is an overview of the reasons why we would like to remove the cottonwood for the selectmen to review. It should provide a basic understanding and I can take further questions during the meeting that they may have. I'd also be more than happy to take questions regarding the ground cutting and trimming if they have any.

Thank you!

Ryan Kress  
Arborist  
Nationalgrid's HTM/EVM Program  
C: 508-340-2103  
E: [Ryan.Kress@nationalgrid.com](mailto:Ryan.Kress@nationalgrid.com)

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our [UK Contacts Page](#) or our [US Contacts Page](#) (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on the UK operating companies within the National Grid group

**From:** Erik Haupt <erik@haupttree.com>  
**Sent:** Wednesday, September 15, 2021 12:06 PM  
**To:** Michael Peretti <mperetti@wheelerandtaylor.com>  
**Subject:** Re: cottonwood tree on Lake Buel Rd.

Morning Mike,

I did a quick visual assessment of this tree yesterday. This poplar tree, *Populus deltoides*, is likely over a well a hundred years old. I don't see any compelling reason to remove the tree at this time. There is no evidence of any extensive decay or crown dieback, in other words this is a reasonably healthy tree.

While I understand Mr. Kress's concerns there are numerous trees, particularly Eastern White pines along Lake Buel road, that have large horizontal branches overhanging National Grid's conductors that could cause potential outages. There is no reason to single out this tree due to its size and age.

Erik G. Haupt, II  
The Haupt Tree Company, Inc.  
erik@haupttree.com  
413 446-1952

Massachusetts Certified Arborists  
Connecticut Licensed Arborists  
ISA Certified Arborists  
TCIA Accredited Company

NOTICE: This e-mail message and all attachments transmitted with it are intended solely for the use of the addressee and may contain legally privileged and confidential information. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by replying to this message and please delete it from your computer.





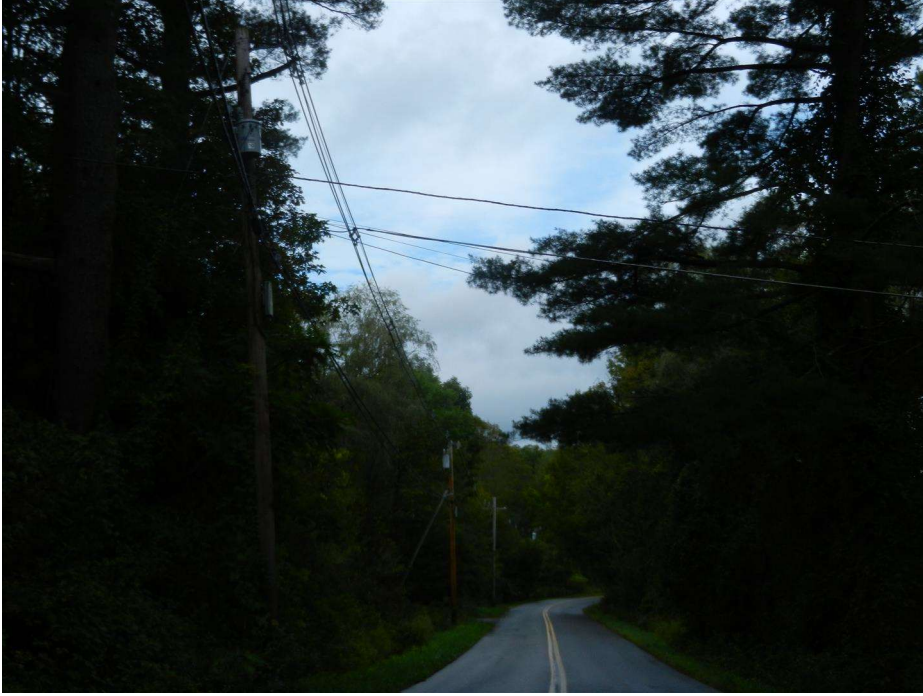
Shagbark Hickory



Poplar Tree 100years old +











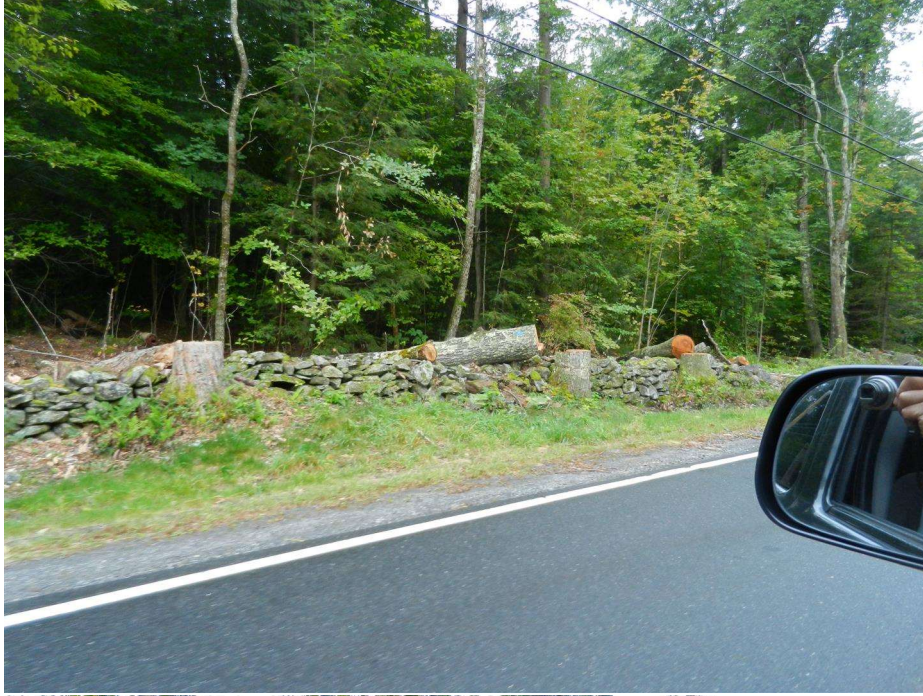














## Selectboard Liaison List - 2021

<b>Board/Committee/Department</b>	<b>Selectboard Member(s)</b>	<b>Authority</b>
Affordable Housing Trust Fund	Garfield Reed	SB Representative
Berkshire Regional Planning Commission	(Pedro and Malcolm)	
Berkshire Regional Transit Authority	(Tate Coleman)	
Broadband and Fiber in GB	Ed Abrahams	
Community Preservation Committee	Leigh Davis	SB Representative
Covid Task Force	Stephen Bannon & Ed Abrahams	
Cultural District Committee	Ed Abrahams	
Emergency Medical Services (EMS)	Stephen Bannon & Leigh Davis	
Housatonic Improvement Committee	Eric Gabriel	
Housatonic Water	Stephen Bannon & Leigh Davis	
Lake Mansfield Improvement Task Force	Leigh Davis	SB Representative
Marijuana	Ed Abrahams	
Open Space & Recreation Committee	Eric Gabriel	
Parking	Ed Abrahams	
Planning Board Subcommittee	Garfield Reed & Leigh Davis	